Commission of Inquiry
into
Residential Tenancies

Ontario

Report on the Ontario Rental Housing Market

Michael Mascall and Associates

Research Study No. 22

REPORT ON THE ONTARIO RENTAL HOUSING MARKET

by

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The views expressed in this paper are those of the
author and not necessarily those of the Commission.

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1. INTRODUCTION

1.1 The Rental Housing Market

The rental housing stock in Ontario ranges from single rooms in a family dwelling to large apartment complexes with their own shopping and sporting facilities. There are an estimated* total of 1.16 million rental housing units in Ontario. These provide housing for 28 percent of the province's 8.45 million people.

Statistics on rental housing units are made available by the Canadian Mortgage and Housing Corporation (CMHC) based on surveys they conduct each October and April. This information provides market rent and vacancy information for units in buildings of 6 or more units throughout Ontario. A summary of their information is included in Table 1.1.

The rental housing supply is made up of units which are regulated under rent controls by the Residential Tenancy Commission and the open market where rents are determined by the interaction of the supply of rental units and the demand for those units from tenants. Rent controls apply to buildings which have been renting since before 1975, and also cost less than $750 per month per unit as of October 30, 1984. These units have their rent increases limited to one per 12 month period with a maximum of six percent, unless a larger increase is approved by the Residential Tenancy Commission (RTC).

*Source: 1985 update, see Appendix IV, Table AIV.3.

TABLE 1.1

Summary Rental Information By City

City	Population (Projected 1985)	Total Housing Units(1)	Total Rental Housing Units(1)	Rental Housing %	% Population(1) Using Rental Housing	CMHC Sample: Oct. '84 % Vacancy Rate	CMHC Sample: April '85 % Vacancy Rate	CMHC Sample: Units Surveyed	CMHC Sample: % of Total Rental Housing Units
ONTARIO		2,969,875	1,090,835	36.73	28.47	0.6	0.6		
TORONTO(2)	2,180,300	776,375	380,815	49.05	(33.49)(3)	0.4	0.3	185,030	49
Toronto City	599,200	241,270	142,995	59.26	NA	0.6	0.5	59,387	42
Etobicoke City	300,000	105,945	43,495	41.05	NA	0.2	0.2	23,889	55
York City	129,400	51,055	24,690	48.36	NA	0.4	0.4	10,023	41
East York Borough	98,100	42,515	21,825	51.33	NA	0.2	0.1	14,201	65
Scarborough City	494,100	144,840	56,090	38.73	NA	0.3	0.4	26,962	48
North York City	559,500	190,750	91,720	48.15	NA	0.3	0.3	50,568	55
OTTAWA (5)	287,900	121,705	74,145	60.92	38.74	0.3	0.9	43,387	59
LONDON	265,900	96,530	44,605	46.21	33.22	1.0	0.9	28,037	63
KINGSTON	115,700	39,910	16,225	40.65	32.23	0.1	0.7	6,875	42
NORTH BAY	57,100	18,870	6,790	35.95	27.84	0.3	0.4	1,925	28
TOTAL CITIES	2,906,900	1,053,390	522,580	49.61				264,254	51

(1) 1981 Census data. (See also Appendix IV)

(2) Toronto as Metro Toronto: the cities and borough listed.

(3) This figure refers to Toronto CMA, including Mississauga and other municipalities.

(4) Financial Post Canadian Markets 1985

(5) Ottawa City only, excluded Nepean, Vanier, and Gloucester.

Sources for vacant and soon to be vacant housing for rent are advertised in the local newspapers, listed with real estate or home locating agencies, indicated by sign or told by word of mouth. The relative importance of these sources depends on the type and location of the housing involved. However, the newspapers have a very important role in almost every area. There are a number of critical factors which both tenants and landlords look at in trying to reach an agreement on leasing a rental property. The tenant looks at the following:

- the location of the property;
- the size of the unit;
- the level of rent asked for;
- other additional costs for parking, heat, hydro etc.
- proximity to public transportation, shopping, schools, etc.;
- additional features such as laundry, security, recreation and sports facilities etc.;
- the upkeep of the unit and building.

On the other hand, the landlord looks for the following:

- a tenant who has the financial means to meet the rental payments and deposit;
- a responsible tenant who will maintain certain desirable standards and not damage the property;
- in some cases personal references.

It is the interaction of the above mentioned factors which characterize the rental housing market. The market is further influenced, in a number of instances, by the prevalence of rent control measures which can act as an attractive feature for rental unit by providing and perpetuating a low, or

at least predictable, rent in a good location. In some cases these units are known to have an additional cost to the tenant colloquially called "key money". This reflects the amount of money a prospective tenant is willing to pay for the right to occupy a unit in a specific location which is under rent control.

1.2 Scope and Objectives

The Commission of Inquiry into Residential Tenancies (the Thom Commission) requested that a survey of rental market vcancies be conducted to gain an understanding of the rental housing market mechanisms as they exist from a tenant's perspective in Ontario. The major form of data collection was to be a field survey to obtain an insight into the availability of housing, the market rents, any additional payments, the general attitudes of landlords, sublets, and the channels open to those wishing rental housing. The results of the survey would then be written up in the form of a report document, in addition to being presented orally to the Commission.

Survey material from the Canadian Mortgage and Housing Corporation (CMHC) provides accurate and useful information regarding vacancy rates and market rent levels for a large portion of the rental market. However, it only deals with rental units in buildings greater than 5 units and vacancies which are only those units physically empty and ready for rent on the date of their survey. This survey was to cover a wider sample base. That is, those apartments not just physically vacant but also those which were

becoming available. In addition, there was no restriction on the size of building so that houses, duplexes, rooms and apartments were all to be included.

This report is based on the findings of the consultant's survey and knowledge of the workings of the rental housing market in Ontario. The methodology used is outlined in Chapter 2. Chapter 3 describes the results found in each urban centre.

Chapter 4 discusses another segment of the rental housing market - the situation in some rental buildings where no vacancies ever exist, yet there is a regular turnover of rental units. Finally, chapter 5 discusses the overall rental housing market mechanisms and presents conclusions.

2. METHODOLOGY

The study was conducted in two phases. The first phase was aimed at giving a general view of rental housing vacancies in July 1985, based on availability as it was advertised in five urban centres in Ontario. The second phase resulted from the preliminary findings of phase I which indicated a number of large apartment complexes showing no vacancies yet having a fairly regular turnover of tenants.

In this section the methodology and sources of information for each phase are described, beginning with phase I and followed by phase II.

It should be made clear at the outset that this survey is of a qualitative rather than quantitative nature. It is not statistically based and has a number of inherent biases. For example this survey only examines rental housing units which are available for rent as opposed to those currently being rented.

2.1 Phase I - Rental Housing Market Survey

The objective of this survey was to describe some of the characteristics of the rental market vacancies in Ontario.

2.1.1 Survey Stratification

The selection of the sample was based upon the size of 500 visits plus 10 percent repeat visits, a level considered appropriate in discussions with

the Thom Commission initially, based upon their available budget for such an undertaking. The cities chosen for investigation were each considered characteristic of the rental housing market in a specific fashion. The initial characterization was based upon available October 1984 CMHC survey information, shown in Table 1.1, which pertained to most urban centres in Ontario and their respective vacancy rates.

Five urban centres were chosen: Toronto, Ottawa, London, Kingston and North Bay; Toronto because of its size and dominance in the overall rental housing market; Ottawa because of its very low vacancy rate of 0.3 percent (CMHC survey) and its Eastern location; London because of its relatively high vacancy rate of 1.0 percent, and western location; Kingston because of vacancy rate - 0.1 percent - and geographic location; while North Bay because of its northern location and representative vacancy rate of 0.4 percent.

The number of interviews by city are outlined in Table 2.1.

2.1.2 Sample Selection

The objective of the survey was to capture how the available rental housing market process works for a prospective tenant. It was difficult to specify the sample universe before the survey began as it varied from day to day and by location, with no uniform source.

The CMHC survey reports information for each census zone in the urban centres. Accordingly, the approach was to obtain a sample from each census zone. This would prove useful for comparative purposes as well as ensuring a wide coverage of the survey.

However, as some zones had more rental housing available than others the sample size by census zone varied considerably.

The universe for survey selection was made up of rental housing units available for rent and was found from three major sources as indicated in Table 2.1. The first was the newspapers. This was the most important initial source and was readily available in every area in the survey. It provided an information source which was very up to date and reliable. Appendix I provides summary tables for the newspaper findings in each of the five cities.

The second source of survey interviews was agencies - homefinders, real estate and property management. The most important was Homelocators, a company which provided a list of available rental properties, each coded by a variety of items (eg. rent, size, location, restrictions, etc.). This

Table 2.1

Source of Survey Sample

(Number of Interviews)

	Newspapers	Agencies	Signs	Other[1]	Total	Repeats
Toronto:	107	88	18	66	279	46
Toronto	42	17	13	31	103	11
Etobicoke	6	20	1	9	36	6
York	10	4	0	0	14	0
East York	3	4	2	2	11	5
Scarborough	8	21	1	12	42	8
North York	38	22	1	12	73	16
Ottawa	51	18	7	27	103	12
London	23	11	1	16	51	4
Kingston	21	23	4	2	50	8
North Bay	8	6	4	6	24	2
TOTAL	210	146	34	117	507	72
PERCENT OF TOTAL	41	29	7	23	100	14

[1] Includes chance visits to apartment complexes.

particular company had offices in all the selected cities except North Bay. In addition, in some cases real estate agents and property management companies were used as a source for available rental housing.

The third source was the use of signs outside buildings which indicated rental housing availability.

The fourth source, other, was from chance visits to apartment complexes in various areas, and word of mouth.

2.1.3 Interviewer Profile and Procedure

A total of nine interviewers, ranging in age from 20 to 53 years, surveyed the market from a number of different perspectives. The types of people represented in the survey were:

- students, single or a group;
- young single unemployed;
- young single working;
- young couple both working;
- middle-aged family with young children;
- middle-aged professional couple;
- older couple;
- older family with older children.

The purpose of the project was to simulate actual market conditions facing tenants as closely as possible. It was assumed that different types of tenants facing different market opportunities, may see the market very differently as they search for a place to live. We wanted to capture not only the statistics, but also market realities for different types of tenants such as any explicit or implicit terms and conditions.

The interviewers initially stuck to their roles and found in a number of cases that they were unable to visit places which were available for rent.

The interviewers were briefed and given practice in using the questionnaire. During the actual interview, notes were taken on a pad and transferred to the questionnaire form after the interview. One to several interviewers were responsible for a census zone.

2.1.4 The Questionnaire

A questionnaire was developed in consultation with the Thom Commission. Figure 1 shows the questionnaire used for the rental housing survey. The design related to three types of information required: identification information at the beginning, followed by the factual questions and ending with the more sensitive questions regarding the previous tenant's rent and the issues of rent control.

Most of the questions were straightforward, requiring undisputed facts. The questions related to room size, apartment and building condition required the interviewer's subjective judgement. Room sizes were ranked small, medium or large depending upon size and also use of the room (i.e. a living room the same size as a large sized bathroom might be considered small). Apartment (interior) and overall building condition were ranked on a scale of Ø-9 where Ø was very poor, 4.5 was adequate and 9 was excellent. Other questions required interpretation as the responses to them were not always clear. These questions are:

- services: maintenance - some landlords did not make it clear whether or not maintenance of the unit, such as painting, was their responsibility.

- lease: rent/month - it was suspected that some landlords/agents would advertise or quote a different rent initially from that actually demanded.

  deposit and other costs - it was anticipated that there might be "key money" charges hidden in the form of non-returnable deposits or such other costs as the purchase of carpets and drapes.
- restrictions: pets, etc. - it was anticipated that responses might be biased by the interviewee's impression of the interviewer and as a result be negotiable on some of these issues.

The most sensitive questions concerned rent control and the amount of rent paid by the previous tenant.

Figure 1 Phase I Survey Questionnaire

NUMBER:_______________

DATE:__________________________ INTERVIEWER:______________________________

SOURCE OF VACANCY: AGENCY, PAPER, SIGN, OTHER, __________________________

ADDRESS OF UNIT:____

AREA:_________________________________ TELEPHONE #:_____________________

TYPE OF UNIT: B 1 BR 2 BR 3 BR H(3 BR)

FURNISHED: Y N RENT:_______________

ROOMS: ____________________ S M L; ____________________ S M L;

____________________ S M L; ____________________ S M L;

____________________ S M L; ____________________ S M L;

APPLIANCES: S, F, W, D, DW, OTHER

CONDITION (Ø-9) _______________

SERVICES: PARKING Y N; HYDRO Y N; SECURITY Y N;

MAINTENANCE Y N; HEATING Y N; CABLE Y N;

OTHER____

BUILDING: CONDITION (Ø-9) __________; # OF UNITS__________; AGE________

PROXIMITY TO: (DISTANCE, MINUTES WALK...)

PUBLIC TRANSPORT_____; SHOPPING-VARIETY_____; GROCERIES_____; OTHER_____

LEASE RENT/MTH_______; DEPOSIT_______; LENGTH OF LEASE_______

OTHER COSTS (SPECIFY)____

RESTRICTIONS: PETS, CHILDREN, OTHER _______________________________

STATUS OF RESPONDENT: OWNER, LANDLORD, OTHER ______________

SUBLET: Y N

WHEN CAN I TAKE IT____________________________ REFERENCES Y N

IF NOT, WHAT DO I HAVE TO DO____

PREVIOUS TENANT'S RENT____________________ RENT CONTROLLED Y N

NEIGHBOURHOOD____________________________ OTHER_________________________

2.1.5 Checking

Checking took place in several ways. Approximately fourteen percent of all interviews (as indicated in Table 2.1) were repeated by a different person in order to check for variations in interviewee responses. This also served the purpose of checking how long it took for some rental vacancies to be taken.

For the Toronto surveys a check was carried out to compare the rents asked for, with those on record at the Residential Tenancy Commission which specifies the rent control levels for buildings and/or units for which an application had been filed either by the tenant or landlord.

A comprehensive data check was also carried out at various stages of the data handling process. First, all interview forms were checked initially by the survey leaders. Answers were then tabulated by the interviewer for entry into the computer, at which point the information was checked for interviewer bias.

Once the data was up on the computer a comprehensive system of logic checks was utilized to check the integrity of the information again.

2.2 Phase II - No Vacancy Survey

Phase II of the study came about as a result of some of the findings from Phase I. It was observed, in the attempt to find available housing, that there were a number of large and not-so-large apartment complexes which

never indicated a vacancy. This contrasted sharply with the Ministry of Municipal Affairs and Housing, Rental Market Surveys, which indicate a fairly high renter mobility rate of between 29 and 45 percent, depending upon the city, of tenants who have moved during the previous year.

As a result of these observations and discussions with the Thom Commission it was decided to investigate the rental housing market mechanisms of a number of buildings or complexes in the Toronto area.

2.2.1 Methodology

This phase of the project was devoted to an inquiry into the mechanisms by which the market was working in a situation of relatively high demand and low supply for certain very desirable rent controlled properties. This is a small portion of the total market which anecdotes, rumours and newspaper articles have singled out as distorted. It was reported that key money is being paid to sitting tenants as an inducement to sublet or that some sublets involve higher monthly rents than those paid to the landlord. These instances occurred in buildings where rent control was in effect, reflecting a situation where the market value that people are willing to pay is well above the actual controlled rent.

The characteristics of buildings in this situation were considered to be:

- buildings with apartments under rent control
- permanent zero vacancy state
- very long or abandoned waiting lists
- subletting out of the landlord's control.

It was thought that most people taking part in such arrangements, which are of doubtful legality and likely to be unwelcome to the landlord, would be reluctant to answer questions about them.

A combination of three approaches was adopted:

1. First approach - interviews.

   (a) A list was made of 12 desirable buildings or building complexes with some or all of the symptoms mentioned above.

   (b) The rental office of each was contacted by a 'potential tenant' to enquire about vacancies, waiting lists, sublets and (discreetly) key money etc., in addition to general information about the building.

   (c) Then, three tenants in each building with very long or abandoned waiting lists were contacted and interviewed by means of an informal chat. In these casual interviews, the interviewer allowed questions to arise normally in conversation and responses were not recorded in front of the interviewee. The questions followed up as far as possible any hints of additional payments.

   (d) An advertisement asking for assistance in locating an apartment in the building and offering a reward, was placed in the laundry room of the building.

2. Second approach - newspaper advertisement - seeking apartment.

   An advertisement was placed in the Globe and Mail and the Toronto Star, requesting assistance in finding a luxury/rent controlled downtown apartment and offering a reward.

3. Third approach - newspaper advertisement - researcher. Advertisements were placed in the Globe and Mail and the Toronto Star asking for help for a researcher who was looking into additional payments made to obtain an apartment.

It was considered necessary to provide these three approaches to ensure the greatest probability of locating people who knew these particular market mechanisms since they were likely to be few and elusive.

3. PHASE I SURVEY RESULTS

In this section the survey results are discussed at the overall survey level, the city level and in some cases at the individual census unit level. The survey summary for each census zone is given in Appendix II. Presentation of some of the key results have been presented graphically in Appendix V, for the overall survey and each of the cities and 6 municipalities of Toronto.

The discussion of the results includes certain assumptions which should be defined at the outset. First, eligibility for rent control has been indicated from the results of the survey data. A unit eligible for rent control was defined as a unit in a building of more than 10 years of age and monthly rent for the unit of less than $750, at the time of the survey. The assumption here is that rents will not have declined since October 30, 1984 as specified in the RTC's criteria for rent review. This approach also ignores those units which had rents of less than $750 before October 30, 1984 but had increased their rents beyond $750 before the time of the survey, July 1985.

Second, all data are based upon that collected at the time of the survey, July 1985.

Third, all rents are specified in dollars per month.

3.1 The Overall Survey

The rental housing market in Ontario is made up of 1,159,736 units, 37 percent of the total housing units, as estimated by the 1981 Census. (See Appendix IV) Approximately 48 percent of the province's rental housing is accounted for in the urban centres surveyed.

A total of 507 rental housing units were visited, distributed as indicated in Table 2.1, plus an additional 72 repeat visits. The average rent was $562/month varying from a low of $120/month for a one bedroom apartment in Kingston, to a high of $3500/month for a house in North York. A comparison of the rents between the cities, as shown in Table 3.1, indicates the differences in average rent from the lowest of $420/month found in North Bay followed by London, Kingston, Ottawa and Toronto which averaged $602/month.

The average rent levels for units indicating they were under rent control is indicated for the overall survey in Table 3.1. For all units, other than bachelor, units the rent controlled units had lower asking rents, down to 95% of the overall average levels.

In all cases, other than bachelor units, the asking rents were considerably higher than those estimated by the CMHC survey for occupied units. This is discussed further in section 3.10 of this report. The reason bachelor units tend to have a lower rent level in this survey is most probably that this survey included single rooms or 2 room units in houses as bachelor units.

Table 3.1

Summary of Survey Rents

(Dollars)

	B	1 BR	2 BR	3 BR	HOUSE	OVERALL AVG.
Met. Toronto	309	465	660	805	960	608
Toronto	314	453	746H	843	803	555
Etobicoke	235	376	642	732	744	505
York	363	463	577	750	--	532
East York	400H	459	503	1101H	818	702
Scarborough	--	569H	631	736	759	624
North York	--	472	629	763	1201H	724H
Ottawa	326	460	624	716	657	565
London	304	298L	429	477L	599	431
Kingston	--	385	524	535	684	502
North Bay	160L	312	427L	550	593L	420L
Overall Survey	305	436	597	751	775	562
Rent Controlled Units	311	431	579	714		535
CMHC*	340	408	480	577	--	444

H denotes highest

L denotes lowest

* Weighted average by city and unit type.

Additional costs were required in 25 percent of the sample for heat and hydro, averaging $19 and $20/month respectively. Other costs were asked for parking and coin-operated laundry facilities. There were several instances of people asking for money to pay for carpeting and blinds but these were thought to be legitimate costs. In fact, in a number of instances offers of one or two months free rent were made if one took the rental unit. The reasoning behind this incentive was not always clear. Perhaps the landlord wanted to rent his unit at an artificially high price and, rather than lower the face value of the rent, he preferred to discount it. The suspected reason for this was the proposed change in the rent control situation where all rental units would be under a 4 percent per annum rent increase. A higher rent would provide a better base upon which to make future rent increases.

Almost all the sample, 94 percent, had kitchen appliances included. Laundry appliances were provided in only 40 percent of the units, with a further 14 percent having access to coin operated facilities.

The building and rental unit conditions were rated on a scale of 0-9 and averaged 6.0 and 5.9 respectively. This was a subjective evaluation on the part of the interviewer but in general most housing was well kept and there was certainly no evidence of slums such as is found in a number of European and American cities.

There was 19 percent of the sample which had no lease, primarily from Toronto which accounted for 15 percent. Sublets were observed in 12 percent of the sample. This reflected a position where the existing tenant

wanted to get rid of their lease for whatever reason and in some cases was willing to accept less than the rent she/he was obliged to pay.

Of the total sample of 507 units visited, 268 or 53 percent, were considered eligible for rent control. However, 26 percent of those units had specified in the interview that they were not under rent controls. It was felt that the responses indicating that they were under rent controls were not always correct as the landlord did not want to be seen to be breaking the law.

One half of the sample was available for immediate occupancy. However, only 29 percent of the sample corresponded to the CMHC definition of vacant units. Buildings with greater than five units represented 64 percent of the sample. The average age of all buildings visited was 22 years.

The sources of information leading to a rental unit visit were predominantly newspapers, 41 percent, agencies 29 percent and other (mostly chance visits) 30 percent as shown in Table 2.1. The remainder were accounted for by signs posted outside the unit location.

The portion of the survey comparable to the CMHC sample universe - that is buildings with more than 5 units - was 47 percent. Furthermore, that portion of the survey which would fit the CMHC's definition of 'vacant' - empty units in buildings with more than 5 units - was 29 percent.

Availability varied from city to city. It was felt that North Bay and Etobicoke were the two tightest rental markets. At the other extreme Ottawa and Toronto city were the two exhibiting the greatest availability.

The others lay in between. A summary of the survey results is given in Appendix II.

Initially, roles were set up to describe each interviewer's situation. However, it was found that in some areas, particularly London, students were unwelcome in a number of buildings. At other units, unemployed people were unwelcome and in these instances credit references were usually required. Specific restrictions on children were indicated in 198 units, 39 percent of the sample, and on pets in 377 units or 74 percent of the sample.

3.2 Metropolitan Toronto

Toronto is Canada's major centre for industry, commerce and finance. Many corporate head offices are located here and in general, employment is available. Toronto has shown a strong and steady economic recovery over the last three years since the 1981 - 1982 recession. In addition, the cultural and sports activities add greatly to the quality of life found in Toronto. These factors contribute to the general public impression that Toronto is a good place to live.

The population of Metropolitan Toronto is estimated at 2.2 million people in five cities: Toronto, North York, Etobicoke, York, Scarborough and one borough - East York (in this report they are all referred to as cities). Originally, the city of Toronto was the hub around which the other five cities grew up - as newer dormitory communities. But in the past few decades, these areas have established themselves as more independent communities and are now centres supporting their own industries.

In Metropolitan Toronto there were 812,000 housing units in 1981 of which 49 percent, or 398,000 units, were rented as indicated in Appendix IV. Rents as observed in the survey and summarized in Table 3.2 varied greatly from a low of $188/month for a bachelor apartment in Etobicoke to $3500/month for a house in North York.

In general, the very good transportation network of roads and public transport, in particular the subway, allows easy access around and about the city as well as to the downtown office and shopping core. As a result,

Table 3.2

Metropolitan Toronto Results

(Scarborough, Etobicoke, Toronto, York, East York and North York)

	Number of units	Average Rent	Rent Controlled Units	CMHC SAMPLE[1] Average Rent	Vacancy Rate
Whole Sample	279	$608	575	449*	0.3
Bachelor	25	309	308	350	0.9
1 Bedroom	101	465	462	420	0.3
2 Bedroom	91	660	641	496	0.3
3 Bedroom	30	805	787	582	0.4
House	32	960	--	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results from Metropolitan Toronto (excluding 4 bedroom units).

diverse and desirable living areas are found scattered all over Metro Toronto.

Sources of available rental housing units varied but the newspapers were found to be the most helpful. In the three major Toronto newspapers a total of 527 ads were placed for rental housing units, as shown in Appendix I. However, only 382 of these ads were placed by private parties, rather than agents.

Of the sample of rental units, 64 percent were in buildings of more than 5 units in size with a mean of 97 units per building and an average building age of 24 years. There were a number of high rise apartment blocks scattered throughout Metropolitan Toronto, primarily on the major transportation routes which access the subway system directly or, indirectly served by buses. An interesting phenomenon was observed that a number of large and desirable apartment complexes never showed a vacancy. This is discussed in further detail in section 4.0 of this report.

More than one fifth of the sample required payments additional to the specified rent for heat and/or hydro expenses. In several cases additional money for carpeting and blinds was requested by a sitting tenant, however, it was felt that this was not out of line. The most costly example was for a luxury 2 bedroom apartment in Thorncliffe Park where a tenant with relatively new carpeting, covering about 1800 square feet, and window blinds was asking $2000, well less than the replacement costs, and only if the new tenant wanted them.

There were very few sublets, only 14 percent of the total sample, indicating that most advertised vacancies were being let by the landlord. Approximately one half of the rental housing units visted were available for immediate occupancy.

A considerable number of interviewees indicated that they were not on rent control, predominantly those with rents greater than $750/ month. Of the sample 43 percent appeared to be eligible for rent control, that is those with rents less than $750 in buildings more than 10 years old and 31 percent of those, 13 percent of the total sample, indicated that they were not governed by rent control.

There appeared to be rental housing units available. However, restrictions would most probably occur if a tenant was very selective about the location or a specific building.

It should be emphasized that only 64 percent of the sample would be similar to that covered by the CMHC sample. The portion of the sample fitting CMHC's definition of 'vacant' units in buildings of more than 5 units, and ready for immediate occupancy, was 27 percent.

The following section describes each city or borough within Metropolitan Toronto.

3.2.1 Toronto City

The city of Toronto represents the downtown area and adjacent residential areas, and is the working place of a large number of persons in Metropolitan Toronto. Toronto itself has a population of 599,000.

The rental buildings tend to be older houses (50 or more years), older smaller apartment blocks, some of them recently renovated, as well as new apartment and condominium tower complexes. The downtown location of some of the newer apartment/condominium blocks is very popular and they tend to rent at the high end of the market, depending upon the extent of the supporting services and facilities, such as gymnasiums, cinemas, barbecue facilities, etc.

In the downtown area, bachelor and one bedroom apartments were the most common rental housing units to find and appeared suited for students (because of the proximity to the University of Toronto) or single working young adults. These are usually within walking distance of public transportation.

To the north of the centre core are several older established neighbourhoods such as Rosedale, Forest Hill, North Toronto and Lawrence Park.

The survey covered 103 rental units in the city of Toronto, the largest sample from the 6 Metro Toronto cities. This reflects the distribution of the overall availability of rental housing in Metropolitan Toronto, as

indicated by the newspaper advertisements and Homelocators listings summarized in Appendix I.

A summary of the survey results are given in Appendix II. Average rents varied from $314/ month for a bachelor apartment to $843/month for a three bedroom apartment as is shown in Table 3.3. It is interesting to note that in the places surveyed the rents were higher on average for a 3 bedroom apartment rather than a house. Furthermore, the highest rent surveyed was for a 2 bedroom apartment in the St. Clair and Avenue Road area.

In almost every case kitchen appliances were provided, however, in less than one half were laundry facilities provided or available in the building (i.e. coin operated).

The buildings surveyed had an average age of 39 years, very much older than the survey average for Metro Toronto. Fifty-seven percent of the sample was of units in buildings with more than 5 units. However, only 23 percent of the sample would have corresponded to the CMHC vacancy sample by being immediately available and in buildings of more than 5 units. The subjective building rating of 5.7 on a scale of 0 - 9 indicated that the buildings were in acceptable condition. It also shows that building exteriors were generally better kept than the apartments inside when compared with the interior apartment condition rating of 5.2.

Additional costs for heat or hydro were expected in 16 of the units sampled. There was no evidence of any extraordinary additional payments. However, some large building complexes which were checked on a chance basis had no vacancies, only waiting lists and in some instances key money

Table 3.3

Toronto City Results

	Number of units	Average Rent	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	1Ø3	$555	454*	Ø.5
Bachelor	18	314	355	1.Ø
1 Bedroom	44	453	441	Ø.4
2 Bedroom	27	746	551	Ø.3
3 Bedroom	6	843	694	Ø.4
House	8	8Ø3	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results (excluding 4 bedroom units).

transactions were suspected. This appeared to be particularly true close to the Yonge subway system (i.e., Bloor, St. Clair, Eglinton, etc.). This topic was studied further and is discussed in section 4.0.

The source of interviews was predominantly the newspapers. However, chance visits, particularly in the area west of the downtown such as Parkdale proved useful.

Overall the wide range of rents, style of housing and locations produced available housing at varying standards.

3.2.2 Etobicoke

The city of Etobicoke is made up of census zones 5, 6 and 7 which are located west of the Humber River to the Etobicoke Creek and north from the Lakeshore to the Metropolitan Toronto city limits at Steeles Avenue. It has a population of 300,000 persons. A summary of the survey results is given in Appendix II. In general, Etobicoke has predominantly residential areas with few high rise developments relative to other parts of Toronto.

In spite of this, 61 percent of the survey was of units in buildings with 6 or more units. The area with the greatest amount of available housing was in the south, New Toronto, Islington and Alderwood. The rents as shown in Table 3.4 appeared to be less than those in the city of Toronto, shown in Table 3.5. The overall average rent was $505/month, as shown in Table 3.4, from a low of $188/month for a bachelor unit to a high of $1080/month for a 2 bedroom apartment.

Table 3.4

Etobicoke Results

	Number of units	Average Rent	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	36	$505	$463*	0.2
Bachelor	4	235	289	0.0
1 Bedroom	15	376	395	0.1
2 Bedroom	10	642	481	0.1
3 Bedroom	3	732	577	0.4
House	4	744	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results (excluding 4 bedroom units).

In all but three cases, 8 percent, kitchen appliances were provided. However, only 42 percent had laundry facilities provided or in the building. The average rental unit interior condition was ranked at 5.4 on a scale of 0 to 9, compared with an exterior rating 6.0.

The average age of the buildings surveyed was 25 years, younger than those found in the city of Toronto or the same as the survey average for Metro Toronto.

Just more than one half of the landlords required leases and one quarter of all units were sublets. One half of the units surveyed were available for immediate occupancy, however, only 19 percent of the sample would correspond to the CMHC sample population.

Additional costs for heat and hydro were evidenced in seven cases or 19 percent of the sample.

3.2.3 York

The city of York stretches east-west to the northwest of the city of Toronto and has a population of 129,400 persons. It is characterized by several ethnic groups: West Indian, Italian and Jewish communities. The buildings tend to be generally smaller houses except for the Eglinton Avenue West corridor which has a number of high rise developments. One half of the survey was made up of buildings with more than 5 units.

Table 3.5

York Results

	Number of units	Average Rent	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	14	$532	$425*	0.4
Bachelor	2	363	311	0.8
1 Bedroom	5	462	389	0.3
2 Bedroom	4	577	485	0.4
3 Bedroom	1	750	574	1.3
House	2	675	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results (excluding 4 bedroom units).

The survey covered 14 rental housing units. Survey rents tended to be stable (see section 3.7.2) in the area, with an overall average of \$532/month as shown in Table 3.5, varying from a low of \$350/month for a bachelor apartment to a high of \$800/month for a house as indicated in the summary table of results in Appendix II.

In general, the ages of the buildings are older in the south to newer, post-World War II housing in the north. The average age of the buildings surveyed was 20 years.

The interior condition of the housing units, ranked at 6.6 on the scale of 0 to 9, was highest in this area of all the Toronto cities and considerably higher than the exterior rating of 5.8. Leases were required in over 70 percent of the units sampled. No sublets were found. A high proportion of the units, 64 percent, was available for immediate occupancy. Only 21 percent of the sample would fit the CMHC sample population criteria of being immediately ready for occupancy and in a building of more than 5 units.

The vast majority of interviews, 71 percent, were arranged through newspaper advertisements, the remainder originated at the Homelocator's agency.

There were few additional costs observed except for 29 percent of the sample which asked for additional heat or hydro payments.

3.2.4 East York

The borough of East York, census area 9, is to the east of the city of Toronto. It is the smallest of the 6 areas making up Metro Toronto, with a population of 98,000. East York is primarily a residential area with pockets of industry on Laird Drive and along the Don Valley. The Don River and the Don Valley Parkway cut diagonally through the middle of the area.

There is a large apartment complex in Thorncliffe Park and other large apartment blocks along Victoria Park, the borough's eastern boundary.

A total of eleven interviews and five repeats were conducted in this area. The average rent was $700/month, as shown in Table 3.6, with a minimum of $375/month for a 2 bedroom apartment and a maximum of $1200 for a 3 bedroom apartment in Thorncliffe Park. All housing units came equipped with kitchen appliances, however, only 55 percent had laundry facilities available. The average interior condition was estimated at 6.0 compared with a building condition of 6.2 both on a scale of 0 to 9.

Slightly less than half of the sample, 5, had buildings with greater than 5 units and only 1 of those was available immediately, fitting in with the CMHC rental housing survey definition.

It is interesting to note that 45 percent of the sample did not want a lease. Only 1 of the sample was a sublet.

Table 3.6

East York Results

	Number of units	Average Rent	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	11	$702	$423*	0.1
Bachelor	1	400	331	0.3
1 Bedroom	3	459	386	0.1
2 Bedroom	2	503	466	0.1
3 Bedroom	3	1101	593	0.3
House	2	818	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results (excluding 4 bedroom units).

There was no evidence of additional costs involved in obtaining a housing unit, other than the 45 percent of the sample asking for payments for heat or hydro services.

The sources of interviews were mixed evenly between agencies, newspapers, signs and other sources.

3.2.5 Scarborough

Scarborough is that part of Metro Toronto, east of Victoria Park, between Lake Ontario and Steeles Avenue. It has a number of industrial park areas and residential housing. Its population is estimated to be 494,100 in 1985. It is served by the Bloor/Danforth subway as far as Kennedy Road and then a Light Rapid Transit system north to Ellesmere Avenue. People are dependent on cars because of the long distances from downtown.

It is a young city; the survey indicated an average age of 8 years for the units observed, characterized by rapid population growth and new housing developments. Of all the units surveyed, 93 percent were in buildings with greater than 5 units and in all 48 percent of the survey would be also classified as vacant or immediately available in the CMHC survey.

The average rent was $642/month, as indicated in Table 3.7, with a range between $417/month and $980/month for a 1 bedroom apartment and a house respectively. Rent levels were considered to be the most stable of any area in the survey as discussed in section 3.7.2.

Table 3.7

Scarborough Results

	Number of units	Average Rent	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	42	$624	$471*	0.4
Bachelor	0	--	344	0.4
1 Bedroom	17	569	422	0.3
2 Bedroom	18	631	486	0.4
3 Bedroom	5	736	574	0.6
House	2	759	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results (excluding 4 bedroom units).

All units surveyed required a lease and only one case was a sublet. Rent controls were said to not apply by two respondents who were both charging more than $750/month for their units.

The sources which provided the most interviews were the Homelocators agency and just stopping and asking at a prospective building or complex. A relatively small proportion of respondents, 4 of the 42, required additional charges for heat or hydro.

3.2.6 North York

North York city is the area to the north of the city of Toronto stretching as far as Steeles Avenue and bounded on the east and west by Scarborough and Etobicoke respectively. The 1985 population is estimated at 560,000. It has followed a well integrated plan of development for both industry and suburban residential housing. The high rise buildings are located along the major roadways and the central areas within these blocks are filled with smaller residential houses and townhouses.

The survey covered a sample of 73 rental units in North York and found an average rent of $724/month, well above the average for Metro Toronto. No bachelor apartments were found. Rental prices ranged from a low of $225/month for a one bedroom apartment to a high of $3500/month for a house in the Bayview/Finch area. The summary of rent results is given in Table 3.8.

Appliances were available for the kitchen in 93 percent of the units visited but only 47 percent had laundry facilities available.

Table 3.8

North York Results

	Number of units	Average Rent	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	73	$724	469*	0.3
Bachelor	0	--	375	0.8
1 Bedroom	17	472	416	0.3
2 Bedroom	30	629	486	0.2
3 Bedroom	12	763	561	0.2
House	14	1201	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation. Table V and Appendix A.

* weighted average of sample results (excluding 4 bedroom units).

The building and the interior unit condition ratings were both 6.5 on a scale of Ø to 9. This is well above the average of 6.Ø for Metro Toronto. Larger buildings with more than 5 units composed 64 percent of the sample but only 26 percent of the whole sample is comparable to the CMHC survey. The average building had 1Ø4 units and was 14 years old.

Five sublets were found, 7 percent, and fourteen, or 19 percent, did not want a lease.

Almost one third of the units visited required additional payments for heat and hydro.

The majority of interviews were initiated from newspaper ads with a locating agency producing a significant number.

3.3 Ottawa

Ottawa is the national capital. It is not only a centre for politics but also business and acts as a centre for tourism. There are three universities, one college, crown corporations and organs of government which together account for a great deal of employment and confer a great deal of economic stability. Most of such employment, together with the related private business - consulting firms, lobbyists, lawyers, is centrally located. A new and smaller source of employment is the industrial park development on the outskirts of Ottawa, partly directed to high technology.

Ottawa* has a population of about 500,000. In 1981 there were nearly 217,000 housing units in Ottawa, of which 107,000, 49 percent, were rented. Ottawa's downtown core area, including principal government buildings, lies just west of the Rideau River/Rideau Canal system, so that access from the east is limited by the number of bridges. The Queensway, (Hwy. 417) is the main route by which the core area can be reached and affects choice of residential location. The newer housing developments lie away from the city core. Access to downtown from some of these takes a long time by Ottawa Transit or even car.

The survey visited 103 units available for rent, of which 53, or 51 percent, were available for immediate occupancy. Among these 37, or 36 percent of the sample, were in buildings with more than 5 units, and therefore comparable to vacancies by the CMHC survey definition.

* Ottawa includes: Ottawa City, Vanier, Rockcliffe Park, Nepean and Gloucester.

Access to the market is through the newspaper, The Citizen. On Wednesday, July 17 it listed 375 advertisements for apartments, of which 340 were private ads rather than agencies. There were in addition 349 advertisements for houses and 86 for rooms to rent. A large proportion of all these (132) were for sublets. (See Appendix I) Homelocators' list for Ottawa on July 16 contained over 1250 entries (250 more than the list for Metro Toronto).

Forty-five percent of the units visited were eligible to come under rent control (rents of less than $750 per month in buildings older than 10 years). However, about one quarter of these indicated that they were not under rent control.

Among the units surveyed rental levels varied with size and location from $170 for a 1 bedroom apartment to $1250 for a 3 bedroom apartment in the area with an overall average of $565 as indicated in Table 3.9. The average building age was 18 years old and their condition was rated at 6.1 on a scale of 0 - 9. The apartments' condition was rated the same at 6.1. A summary of the data collected can be found for Ottawa and its 8 census zones in the tables of Appendix II.

There was no indication of extraordinary initial costs but heating and hydro were extra in 35 cases, 34 percent of the sample.

CMHC divides Ottawa into 5 zones within the city limits, Vanier City and 2 outer zones.

Table 3.9

Ottawa Results

	Number of units	Average Rent	Rent Controlled Units	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	103	$565	553	435*	0.9
Bachelor	3	326	388	326	1.0
1 Bedroom	39	460	449	406	0.7
2 Bedroom	37	624	620	491	0.9
3 Bedroom	8	716	696	586	1.9
House	16	657	--	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation.

* weighted average of sample results (excluding 4 bedroom units).

3.3.1 Zone 1 (Downtown)

The units surveyed in Zone 1, the downtown core of Ottawa, were in buildings which were built recently, with an average age of 11 years. This is not typical of most buildings in the area which are considerably older, however, vacancies were concentrated in the newer apartment buildings.

Rents varied from a low of $400 per month for a one bedroom unit to a high of $780 per month for a two bedroom unit. The average rent of the 14 units surveyed was $629 per month.

The condition of the buildings was ranked at 7.7 compared with the actual apartment ranking of 7.4, both on a scale of 0-9. This is well above the average of the survey.

Additional payments for heat and hydro were required in 5 of the 14 units, or 36 percent of the sample. Only one unit was a sublet and seven units were ready for immediate occupancy. One out of the four units eligible for rent control indicated that they were not under rent control.

3.3.2 Zone 2 (Sandy Hill and Environs)

Census zone 2 is a small, older area, the average age of the buildings visited was 24 years, immediately adjacent to the east of the downtown area. A total of 17 units were surveyed with an average rent of $510 per month. This varied from a low of $170 per month for a one bedroom unit to

a high of $875 for a two bedroom unit. All units surveyed were in buildings with more than 5 units.

More than one half, 9 units, were available immediately for occupancy. The buildings' condition ranked 5.8 compared with the apartments' condition ranking of 5.6 on a scale of 0-9.

All but one of the interviewees required leases. Other costs were required for heat and hydro expenses in 52 percent, or 9 of the 17 units. Ten of the units visited, 59 percent of the sample, indicated the requirements for rent control, of which 3, or 30 percent, replied that there was no rent control.

3.3.3 Zone 3 (Ottawa West to Glebe)

Zone 3 is made up of two distinct areas, one Ottawa West immediately to the west of the downtown and the other immediately to the south Glebe. The area is older - the average age of buildings visited was 33 years - and has a lot of detached houses, some of which contain apartments. Eleven of the 19 units surveyed were in buildings with less than 6 units.

The average rent was $599 per month varying from a low of $350 per month for a one bedroom unit to a high of $1250 for a three bedroom unit. The rankings of the buildings and the apartments were both 6.5 on a scale of 0 to 9. Twelve units were expected to be under rent control however, in 7 of these the interviewee responded that they were not. Additional costs were required for heat and hydro in 8 instances. Only 3 of the 19 units, or 16 percent, were available immediately.

3.3.4 Zone 4 (East Ottawa Suburbs)

The newer suburban area to the east of the downtown core makes up census zone 4. The average age of the buildings visited was 11 years. The condition of the buildings and apartments were ranked at 5.5 and 5.6 respectively on a scale of 0 to 9.

The average rent of the 19 units surveyed was $486, varying from a low of $350 for a one bedroom unit to a high of $800 for a house. Sixteen of the 19 units, or 84 percent, were available for immediate occupancy, and 11 of these, 58 percent of the sample, were in buildings greater than 5 units.

All but one of the units required a lease, and only one was a sublet. Additional costs for heat and hydro services were required in 6 of the units, or 32 percent of the sample.

It is interesting to note that 14 units in this area were located through an agency. In all other Ottawa areas, the units were located through the newspapers. All of the 5 units eligible for rent control were indicated to be under rent control.

3.3.5 Zone 5 (West Ottawa Suburbs)

The area in census zone 5 lies directly south of the Ottawa River and to the west of the downtown area. The average age of the buildings visited was 12 years and their condition averaged 6.0 compared with the apartments at 5.9, both on a scale of 0 to 9.

The average rent was $599 per month varying from a low of $324 for a one bedroom apartment to $970 for a three bedroom apartment. Additional costs for heat and hydro were required for 1 unit.

Five of the 14 units were available for immediate occupancy and all of these were in buildings of more than 5 units. Of the sample 9 units, or 64 percent, were located in buildings of more than 5 units. All the units required leases. More than one half, 57 percent, of the sample were eligible for rent control and all the respective interviewees stated it so.

3.3.6 Zone 6 (Vanier City)

Vanier City is a small area just east of the Rideau Canal. Service by Ottawa Transit is good, however access by car to other areas depends on Route 17 and Hwy. 417. It is an older area where the average age of buildings was 23 years. The building condition was rather poor and averaged 4.1 compared with the apartment ranking of 5.2, both on a scale of 0 to 9.

The average rent of the 9 units surveyed was $544 varying from $415 for a one bedroom to $725 for a three bedroom apartment.

There were no sublets and no units in buildings with more than 5 units in the sample. All units were eligible for rent control which was stated during the interviews. All but one required a lease.

Additional costs were required by 1 unit for heat and hydro services. Seven of the 9 units, or 78 percent, were available for immediate occupancy.

3.3.7 Zone 7 (Gloucester)

Gloucester is included in the CMHC Ottawa survey. It lies to the east and south of the city of Ottawa. It is made up of newer subdivisions, the buildings visited were 12 years old on average. Their condition was very good, ranked at 7.5 for both the building and the apartment on a scale of 0 to 9.

The average rent for the 4 units visited was $676 per month varying from $575 per month for a one bedroom apartment to $850 per month for a house. Additional costs were required by 50 percent, or two of the units.

One unit, 25 percent of the sample, was being rented under a sublease and one had no lease. Only one was available immediately.

3.3.8 Zone 8 (Napean)

Napean is the area just to the west of the city of Ottawa. It is a newer area as reflected by the average age of 6 years for the buildings visited. Their condition was good, ranked at 6.1 compared with 7.0 for the apartments on a scale of 0 to 9.

The average rent of the 7 units visited was $594 varying from $420 for a 3 bedroom apartment to $768 for a house. Additional costs for heat and hydro were required for 5 of the units or 71 percent of the sample.

Four of the units were in buildings with more than 5 units and they were all available immediately. Two were sublets and only one required no lease. None were eligible for rent control.

3.4 London

London has a population of about 266,000, about 3 percent of Ontario. It has a strong agricultural base in the fertile surrounding farmland, several large and many small manufacturers, an important group of financial institutions, and the University of Western Ontario which employs 3,700. It is a regional centre in many fields besides business including science and medicine; it is a tourist centre and is known as the 'Forest City' because of its many tree-lined streets, gardens, parks and woodlots.

The people of London occupied 112,000 housing units, at the 1981 census, of which 49,000 (44 percent) were rental units, occupied by 33 percent of the population.

The downtown core of London extends about 2 miles eastward from the confluence of the North and South branches of the Thames River. Industrial areas are near its eastern and southern edges. The older residential areas of London continue another mile or so beyond to the north, south and east of the Thames and a much smaller distance west of it just south of the University. Newer residential developments extend around these especially to the west, and south as far as Hwy. 401. Several complexes under construction were observed, more than in the other cities surveyed, especially of condominiums and town houses on the city outskirts.

The CMHC information which covers over 60 percent of the rental stock, showed a vacancy rate of 0.9 percent in April 1985, that is about 250 units empty and available for rent, in buildings with 6 or more units.

The survey visited 51 units in London, more than 0.1 percent of the total rental stock. A summary of the data collected for London and its census zones can be found in Appendix II.

Homelocators thought houses were usually 'difficult' to find but this situation was not apparent at the time of the survey and certainly not relative to other cities in the survey. However, according to Homelocators, apartments were a 'dime a dozen'. In almost all multiple unit buildings it was made clear that steam cleaning of carpets and room painting would be carried out before the next tenancy, even where the apartment condition was already kept up. Almost 10 percent of single unit rental advertisements in the Free Press were sublets by tenants, as shown in Appendix I.

Of the 51 units surveyed 35, or 69 percent, were in buildings of more than 5 units and of these 15, or 29 percent, were available immediately and would thus qualify as CMHC vacancies.

The average rent in the survey was $431 varying from $160 for a one bedroom to $1100 for a house.

Table 3.10

London Results

	Number of units	Average Rent	Rent Controlled Units	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	51	$431	427	377*	0.9
Bachelor	2	304	263	272	1.0
1 Bedroom	16	298	299	342	0.9
2 Bedroom	18	429	413	407	0.8
3 Bedroom	1	477	477	513	1.3
House	14	599	--	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation.

* weighted average of sample results (excluding 4 bedroom units).

Building ages varied from brand new up to more than 50 years, averaging 25 years, and their condition was rated at an average of 5.3 on a 0 - 9 scale.

There was no evidence of extraordinary initial costs, but heating and hydro were additional in 39 percent of the sample.

There were no special discriminatory features found to landlords' attitudes, however it was found that students were less desirable in many buildings.

Access to the market can be had by several means, but for the purposes of the survey, the local newspaper and Homelocators were chosen. Advertisements in the paper revealed a complex marketplace with many agents (8 house seeking, 19 property management and real estate) - a majority of 'indirect' advertisements involving people other than landlord and tenant. (See Appendix I).

The agency Homelocators indicated that by 5:00 p.m. 30 rentals had been made from a morning list of 220 vacancies on July 22; this was a typical day in their opinion.

CMHC divides London into 6 zones, which the survey used as strata in defining the sample. It should be noted that due to the small sample size in each zone the following comments should not be considered as very significant from a statistical point of view.

3.4.1 Zone 1 (Downtown)

Census zone 1 is the downtown core of London. The average monthly rent of the 8 units surveyed was \$376 varying from a low of \$200 for a one bedroom apartment to a high of \$625 for a two bedroom apartment. Additional charges for heat and hydro were required in 3 units, or 38 percent of the sample.

The average building age was 29 years. Their condition was rated at 6.0 compared with the apartment rating of 5.6, both on a scale of 0 to 9. Six units or 75 percent of the sample were in buildings with greater than 5 units. Of these 2 were available for immediate occupancy.

There were no sublets, and only one did not required a lease. Five were eligible for rent control, all of whom agreed that they were under rent control.

3.4.2 Zone 2 (East London)

This area, directly east of the downtown core was primarily made up of detached houses with a few apartment blocks on the major streets. The average rent of the five units was \$374 from a low of \$313 for a one bedroom apartment to a high of \$470 for a house. All units required additional costs for heat and hydro.

The average age of the buildings visited was 18 years. The condition of the building and the apartments were both ranked at 5.2 on a scale of 0 to

9. All of the units visited were in buildings with more than 5 units and four of these were available for immediate occupancy.

There were no sublets found, and all required a lease. Three of the units were eligible for rent control and in one of these the interviewee indicated that they were not under rent control.

3.4.3 Zone 3 (North London)

This area immediately north of the downtown London area is also close to the University of Western. It has good public transportation as well as accessible shopping facilities. The average rent of the 6 units visited was $383 from $275 for a one bedroom to $600 for a house. One third of the sample required additional costs for heat and hydro services.

The average building condition was ranked at 4.7 compared with 4.5 for the apartments on a scale of 0 to 9. The average age of the buildings visited was 40 years. One half of the sample, or 3 units, were in buildings of more than 5 units and two of these were available immediately. All the units visited were eligible for rent control, however, two or one third of the respondents indicated that they were not under rent control.

3.4.4 Zone 4 (Northwest London)

This zone is to the northwest of the downtown core and encompasses the University of Western. The average rent of the 10 units visited was $575 varying from $160 for a one bedroom unit to $110 for a house. One half of the sample required additional payments for heat and hydro services.

Only one unit, 10 percent of the sample, was in a building of more than 5 units, and it was available for immediate occupancy. In all 80 percent of the sample was available for immediate occupancy. The average age of the buildings visited was 31 years. Both the building and apartment conditions were ranked at 5.0 on a scale of 0 to 9.

There were not any sublets and each interviewee required a lease. Six were eligible for rent control and all considered themselves under it.

3.4.5 Zone 5 (South London)

This census zone is south of London's downtown core and goes as far as Hwy. 401. The buildings visited were recently constructed, having an average age of 16 years. The conditions of the building and apartments were ranked at 5.9 and 6.3 respectively, on a scale of 0 to 9.

The average rent for the 12 units visited was $431 varying from a low of $280 for a one bedroom unit to $555 for a house. Additional charges for heat and hydro were only made in 2 units, 17 percent of the sample.

One third of the sample was available for immediate occupancy and they were all, as was the whole sample, in buildings with more than five units. Leases were required for 9 of the 12 units. Ten units, or 83 percent of the sample were eligible for rent control.

3.5 Kingston

Kingston is a regional centre halfway between Toronto and Ottawa, with several manufacturing industries, a large tourist trade, some Ontario government offices, lively commerce and two post secondary educational establishments. It has a population of about 115,700 housed in 43,000 housing units of which 17,500 or 41 percent were rental units as shown in Appendix IV, and were occupied by one third of the people.

The CMHC April 1985 survey covered almost 6,900 units, about 40 percent of the whole rental stock and observed a 0.7 percent vacancy rate, that was about 50 units in their survey sample empty and available for renting at that time.

This survey covered 50 units or about 0.3 percent of the total rental housing stock and of these 20 units met the CMHC criteria for vacancies. Kingston's commercial core and Queen's University are both close to the confluence of the Great Cataraqui River with Lake Ontario. North of the downtown is an industrial area. Further to the north and west is newer residential housing, with some older developments caught up in the growth of Kingston.

Access to the market was through the local newspaer, The Whig-Standard, which listed about 100 offers of housing on July 15. It also advertised the services of several rental agencies, property management companies and real estate agencies. In several cases these did not advertise specific vacancies. Use of the newspaper direct, or the various agencies would lead to rental accommodation.

The survey revealed prices that tended to be higher on average, than those shown by CMHC, at an overall average of $504/month, as indicated in Table 3.11. This was due partly to the small sample but also to the inclusion of buildings with fewer than six units. Prices ranged from $120 for a one bedroom apartment to $1250/month for a house overall, averaging $385 and $524 for 1 and 2 bedroom apartments and $684 for houses. Building conditions and the conditions of units were ranked at 6.7, on a scale 0 - 9. The age of the buildings was widely variable from brand new to over 100 years old, with a sample average of 21 years.

Additional payments were required for 22 units or 44 percent of the sample. Seventy-two percent of the sample, or 36 units, occurred in buildings with more than 5 units and half of those were available immediately. For the whole sample, 28 of the units sampled, or 56 percent, were available immediately. There were 8 sublets, 16 percent, and 46 or 92 percent wanted leases.

Zone 4 was comprised of the outlying Kingston and Pittsburgh townships, the nearest parts of which were at least 5 miles from downtown except where the LaSalle Causeway brings Barriefield (Pittsburgh township) to within a mile. Consequently, parts of all three zones outside downtown have access to it within minutes.

Table 3.11

Kingston Results

	Number of units	Average Rent	Rent Controlled Units	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	54	$505	506	379*	0.7
Bachelor	0	--	--	224	0.0
1 Bedroom	19	385	403	341	0.5
2 Bedroom	22	535	522	401	0.8
3 Bedroom	4	535	538	476	0.7
House	9	684	--	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation.

* weighted average of sample results (excluding 4 bedroom units).

3.5.1 Zone 1 (Downtown)

A sample of 13 was taken from the downtown area with an average monthly rent of \$553. This varied between \$215 for a one bedroom apartment and \$1250 for a house. The average age of the buildings visited was 39 years. They were ranked at 5.9 compared with 6.4 for the actual units on a scale of 0 to 9.

Additional payments were required for 9 of the units, or 69 percent, to cover heat and hydro expenses. All respondents wanted leases and 2 units were sublets.

Immediate occupancy was available in five units, 56 percent, however, none of the 4 units in buildings of more than five units were available immediately. Nine of the 13 units, or 69 percent, were eligible for rent control, however, 3 of them stated that they were not under rent control.

3.5.2 Zone 2 (West Kingston)

This census zone lies just west of the downtown area. The sample of 15 units had an average rent of \$472 varying from \$160 for a one bedroom apartment to \$560 for a three bedroom unit. Additional costs for heat and hydro were required for three units.

The average building age was 24 years and the average condition was ranked at 6.5 compared with an apartment ranking of 6.3, both on a scale of 0 to 9. Twelve of the units, 80 percent of the sample were located in buildings

with more than 5 units, and seven of those 12 were ready for immediate occupancy. For the whole sample 10, or 67 percent, were available for immediate occupancy.

All but one of the respondents required a lease and 4 or 27 percent were sublets. Forty percent of the units visited were eligible for rent control.

3.5.3 Zone 3 (Northern Suburbs of Kingston)

Census zone 3 is located immediately north of the downtown area. The sample size was 14 units and they had an average rent of $462 varying from a low of $120 for a one bedroom unit to a high of $640 for a house. Additional costs for heat and hydro services were required for 5 units or 36 percent of the sample.

The average building age of those visited was 13 years and had an average ranking of 7.0 compared with the apartment ranking of 6.9 on a scale of 0 to 9.

Immediate occupancy was available in 10 of the 14 units, or 71 percent, and nine of those were in buildings with more than 5 units. For the total sample 13 units, or 93 percent, were in buildings of more than 5 units. One unit was being sublet and two others did not require a lease. Five of the sample were eligible for rent control and two of those indicated that they were not under rent control.

3.5.4 Zone 4 (Kingston and Pittsburgh Townships)

Census zone 4 is beyond the city limits of Kingston, however it is in the Kingston census aglomeration. Eight units were visited and they had an average rent of $563 varying from $396 for a one bedroom unit to $760 for a two bedroom unit. The average age of the buildings visited was less than 2 years and their average condition was ranked quite high at 8.0 with a comparable rating of 8.1 for the apartment units on a scale of 0 to 9.

Seven of the 8 units, 88 percent, were in buildings with more than 5 units; two of these were available for immediate occupancy. For the whole sample, 3 units or 37 percent were available for immediate occupancy.

One apartment did not require a lease and another was being sublet. None of the units visited were eligible for rent control.

3.6 North Bay

North Bay is a community of 57,000 persons and acts as a support centre for the surrounding mining and forestry industries. The major sectors of its economy include manufacturing, transportation, tourism, public administration and defense. There are also two post secondary educational establishments.

Total private housing dwellings number 20,000 of which 7,200 or 36 percent, are rented (see Appendix IV). The CMHC survey for April 1985 indicated that of the 1,925 rental housing units in buildings of more than 5 units (28 percent of total rental housing) 0.4 percent were vacant and ready for immediate occupancy. This represented 8 units in buildings of 5 units or more, or if the rate is applied to the entire rental market, 29 units.

The survey covered 24 rental housing units in total which represented approximately 0.3 percent of the total rental housing market. It was felt by the survey team that the availability of rental housing was very tight in North Bay relative to the other cities surveyed and that the 24 interviews conducted represent the vast majority of the available units. This was supported by discussions with real estate agents in North Bay.

The major sources of rental housing information were the newspaper "The Nugget" and several real estate agencies. Several interviews were also arranged from posted signs outside the buildings. A profile of the available rental housing advertised in "The Nugget" is shown in Appendix I, and had 31 ads for rental housing units. It was suggested several times by

Real Estate agents that the best procedure was to be at "The Nugget" office at 11:00 A.M. to receive the first issue of the day, to get a head start on new listings.

Rental levels varied by size, as indicated in Table 3.12, and averaged $420 from $160/month for a bachelor unit up to $700/month for a house. Eleven of the apartments were in buildings of more than five units representing 46 percent of the sample. Of these only two were available immediately. The total vacancies which were ready for immediate occupancy numbered 11 or 45 percent of the sample.

Buildings ranged in age from the 50 year old downtown core to the just completed housing developments in the fringe areas, particularly on the eastern side of town, and averaged 15 years for the sample. The conditions of the buildings varied somewhat with the average being 5.5 on a scale of 0 - 9. Most apartment type buildings found in North Bay were of three storeys with very few taller ones, perhaps ten, in all of the city.

No evidence of extraordinary initial costs was found, however 7 units, or 29 percent of the sample, required additional monthly payments for heat and hydro services. Only one apartment was available without a lease, and there were no sublets.

In summary, North Bay exhibited a tight rental housing market where one had to act quickly to obtain the better opportunities. The quality of the housing was generally average, when available. There was no evidence of exorbitant upfront payments which might constitute "key money".

Table 3.12

North Bay Results

	Number of units	Average Rent	Rent Controlled Units	CMHC Average Rent	CMHC Vacancy Rate
Whole Sample	24	$420	413	367*	0.4
Bachelor	1	160	--	254	1.5
1 Bedroom	6	312	383	333	0.2
2 Bedroom	12	427	424	386	0.6
3 Bedroom	1	550	478	400	0.0
House	4	593	--	--	--

[1] Source: Privately initiated Rental Apartment Vacancy Survey, Canada Mortgage and Housing Corporation.

* weighted average of sample results (excluding 4 bedroom units).

3.7 Rent Levels

This section discusses the frequency distribution of asking rents for different types of rental housing units found in the survey and the stability of the average asking rents. It is worth noting certain characteristics of the sample when describing the average rent levels. First the average rents characterize the prevailing asking rents in the available rental housing market as opposed to the existing rents for the entire rental housing universe in Ontario. Thus we are looking at asking rents and not necessarily the existing rents of units already occupied.

Second in the available rental housing units we found a greater proportion of units not under rent control which could exert an upward bias on the rents observed.

Third the proportion of the component of this survey of single family houses, 15 percent, is well below that for the total Ontario housing universe at 33 percent (from Table AII.3). As rents for houses are generally higher than those for apartments there could be a downward bias as a result. Each of the 5 cities surveyed is discussed below.

3.7.1 Rent Distribution

Asking rents for the units surveyed in Toronto ranged from a low of \$188/month for a bachelor unit to a high of \$3500/month for a house, as shown in Table 3.13. The modal (the most common) observations for the types of units surveyed are given in Table 3.14. For Toronto there is an increasing progression by size of modal rent groups from \$301-\$350/month

Table 3.13

Frequency Distribution of Asking Rents

Bachelor Units Surveyed

City\Rent Group ($ per Month)	<201	201	251	301	351+	Total	Average Rent
Metro Toronto	1	5	5	8	6	25	309
Toronto		3	4	7	4	18	314
Etobicoke	1	2	1			4	235
York				1	1	2	363
East York					1	1	400
Scarborough						0	--
North York						0	--
Ottawa		1			2	3	326
London			1	1		2	304
Kingston						0	--
North Bay	1					1	160

Table 3.13 (continued)

Frequency Distribution of Asking Rents

1 Bedroom Units Surveyed

City\Rent Group ($ per Month)	<201	201	251	301	351	401	451	501	551	601	651	701	751	801+	Total	Average Rent
Metro Toronto		6	14	7	14	13	19	3	4	10	4	2	2	3	101	465
Toronto		4	4	3	8	6	6	3	3	2	2	2		1	44	453
Etobicoke		1	5	4	1	3								1	15	376
York					1	2	1		1						5	462
East York					1		2								3	459
Scarborough						1	8			5	1		2		17	569
North York		1	5		3	1	2			3	1			1	17	472
Ottawa	1		1	4	6	12	6	2	3			3	1		39	460
London	2	1	6	3	2	2									16	298
Kingston	2	2		1	4	4	4	1	1						19	385
North Bay	1		3			2									6	312

Table 3.13 (continued)

Frequency Distribution of Asking Rents

2 Bedroom Units Surveyed

City\Rent Group ($ per Month)	<350	351	401	451	501	551	601	651	701	751	801	851	901	951+	Total	Average Rent
Metro Toronto	1	3	4	11	10	13	11	13	5	5	4		3	7	90	653
Toronto	1	1		1	2	3	3	4	2	2	2		3	3	27	749
Etobicoke		1		1	1	1	1	3	1					1	10	642
York			1		1	1				1					4	577
East York		1					1								2	503
Scarborough				4	1	4	5	1	1					2	18	631
North York			3	5	5	4	1	5	1	2	2			1	29	605
Ottawa		1	2	1	7	9	2	5	4	5		1			37	624
London	3	6	2	3	1	2	1								18	429
Kingston		1	1	6	3	3	1			1	2				18	535
North Bay	2	3	3	3	1										12	427

Table 3.13 (continued)

Frequency Distribution of Asking Rents

3 Bedroom Units Surveyed

City\Rent Group ($ per Month)	<500	501	551	601	651	701	751	801	851	901	951	1001	1051	1100+	Total	Average Rent
Metro Toronto			1	5	7	5	5	1		1			2	4	31	805
Toronto					3		1	1		1				1	7	843
Etobicoke					1	1	1								3	732
York						1									1	750
East York													1	2	3	1101
Scarborough				1		2	2								5	736
North York			1	4	3	1	1						1	1	12	750
Ottawa	3	1				2					1			1	8	716
London	1														1	477
Kingston		3	1												4	535
North Bay		1													1	550

Table 3.13 (continued)

Frequency Distribution of Asking Rents

Houses Surveyed

City\Rent Group ($ per Month)	<450	451	501	551	601	651	701	751	801	851	901	951	1001	1051+	Total	Average Rent
Metro Toronto			1	1	3	2	2	7	4	1	1	1		7	30	960
Toronto					3	1			1	1		1		1	8	803
Etobicoke				1			1	1	1						4	744
York			1					1							2	675
East York						1					1				2	818
Scarborough							1	1							2	759
North York						1		4	3					6	14	1201
Ottawa		1	1	4	4	2	1	2	1						16	657
London	4	2		3		2	1					1		1	14	599
Kingston			1	3	3	1								1	9	684
North Bay			2	1		1									4	594

for a bachelor unit to \$751-\$800 for a house. Toronto's modal rents were observed in the survey to be higher than the other cities observed by the following approximations:

Unit Type	Toronto's Relation to Other Cities
bachelor	same as other cities
1 bedroom	+ \$50-\$200/month
2 bedroom	+ \$100-\$200/month
3 bedroom	+ \$150/month
house	+ \$200-\$250/month

In the instances of the smaller units, bachelor and 1 bedroom, more than half of the sample were units for which the asking price was less than the modal values stated in Table 3.14. Overall 69 units or 25 percent of the total Toronto units sampled were asking rents of less than \$401/month.

In Ottawa there were only 3 bachelor units observed, two of which had asking rents of more than \$351, the modal value in Table 3.14. The modal ranges increased to the \$551-\$650 group for houses. However, there are three points worthy of note. First, the 2 bedroom unit range of \$551-\$600 is higher than the 3 bedroom unit range of <\$501. This is due to the small sample size for 3 bedroom units of 8 compared with 37 for 2 bedroom units. Second, the 2 bedroom unit range is comparable to the modal range for a house of \$551 to \$650. Third, seventy percent of the 37 observations for two bedroom units were asking for rents above \$551/month. For all of the units sampled in Ottawa only 16 percent were asking rents of less than \$401.

In London asking rents in the survey ranged from a low of \$160 for a 1 bedroom unit to \$1,100/month for a house. The modal ranges found in the

Table 3.14

Ranges* of Modal Values of Sample Asking Rents

($ per Month)

	Bachelor	1 Bed	2 Bed	3 Bed	House
Metro Toronto	301-350	451-500	551-600 651-700	651-700	751-800 1051+
Ottawa	351+	401-450	551-600	<500	551-650
London	251-350	251-300	451-500	501-550	551-600
Kingston	-	351-500	351-400	<500	551-650
North Bay	<201	251-300	351-500	501-550	501-550

* In some cases more than one group had the same modes and these extended the range beyond $50/month.

survey varied from \$251-\$300 for bachelor and 1 bedroom units to \$551-\$600 for the houses sampled. Fifty-one percent of the units sampled asked for monthly rents of \$400 or less.

The rental housing units in Kingston had asking rents varying from a low of \$120 for a one bedroom unit to a high of \$1250 for a house. The modal range of \$351-\$400 and up to \$500 were the most prevalent for 2 bedroom and 1 bedroom units respectively, as shown in Table 3.14. Modal ranges of <\$500 for 3 bedroom units and \$551-\$600 were observed for houses. In all, 26 percent of the housing units visited in Kingston had asking rents of \$400 or less.

In North Bay the modal rent ranges were the lowest of the cities visited for all unit types, with the exception of 3 bedroom units at \$501 to \$550. The one bachelor unit visited was going for \$160. One bedroom units were most frequently observed in the \$251-\$300 range, followed by 2 bedroom units for which modal asking rents were \$351 to \$500 ranges. Both 3 bedroom units and houses had modal asking rent ranges of \$501 to \$550. Forty-two percent of the sample were units which had asking rents of \$400 or less.

In conclusion, Toronto had the most expensive rents in terms of modal ranges (and average rents by type of unit as discussed in section 3.1) of the cities visited. North Bay had the lowest in all but one of the modal ranges (and all but 2 of the average rents discussed in section 3.1).

The distribution of the lower cost housing, \$400 per unit or less was highest for London at 51 percent of the sample and lowest for Ottawa at 16 percent.

Relating the distribution of rents to annual income levels has been given in Table 3.15. Annual household incomes of \$10,000 to \$30,000 per annum at \$5,000 increments have been used to show the unavailability of type of rental housing units by city surveyed. It has been assumed that tenants would apply 25 percent of their gross income towards their rent.

For those with incomes of \$10,000 per annum the survey indicated that 9 units or 2 percent of the sample was available, all in bachelor or 1 bedroom units. For those with incomes of \$28,000 per annum 28 % of the units surveyed were available, predominantly 1 bedroom units.

At an annual income level of \$30,000 aproximately 67 percent of all units were available, mostly one and two bedroom apartments.

Table 3.15

Rents of Housing Vacancies Related to Incomes

Annual Income ($/year)		10,ØØØ		15,ØØØ		2Ø,ØØØ		25,ØØØ		30,000	
Rental Payment* ($/month)		2Ø8		312		417		521		625	
		#	%	#	$	#	%	#	%	#	%
Toronto	B	1	-	11	4	25	9	25	9	25	9
	1BR	Ø	-	2Ø	7	45	16	73	26	85	30
	2BR	Ø	-	Ø	-	4	1	25	9	46	16
	3BR	Ø	-	Ø	-	Ø	-	Ø	-	4	1
	H	Ø	-	Ø	-	Ø	-	Ø	-	3	1
Ottawa	B	1	1	1	1	3	3	3	3	3	3
	1BR	1	1	2	2	14	14	31	3Ø	35	34
	2BR	Ø	-	Ø	-	1	1	5	5	21	20
	3BR	Ø	-	Ø	-	1	1	2	2	2	2
	H	Ø	-	Ø	-	Ø	-	1	1	6	6
London	B	Ø	-	1	2	2	4	2	4	2	4
	1BR	2	4	11	22	17	33	17	33	17	33
	2BR	Ø	-	2	4	1Ø	2Ø	15	29	18	35
	3BR	Ø	-	Ø	-	Ø	-	1	2	3	6
	H	Ø	-	Ø	-	2	4	4	8	5	10
Kingston	B	Ø	-	Ø	-	Ø	-	Ø	-	Ø	-
	1BR	2	4	5	1Ø	9	18	17	34	19	38
	2BR	Ø	-	Ø	-	2	4	9	18	15	3Ø
	3BR	Ø	-	Ø	-	Ø	-	1	2	4	8
	H	Ø	-	Ø	-	Ø	-	Ø	-	5	1Ø
North Bay	B	1	4	1	4	1	4	1	4	1	4
	1BR	1	4	4	17	5	21	6	25	6	25
	2BR	Ø	-	Ø	-	5	21	12	5Ø	12	50
	3BR	Ø	-	Ø	-	Ø	-	Ø	-	1	4
	H	Ø	-	Ø	-	Ø	-	Ø	-	3	13
Overall	B	3	1	14	3	31	6	31	6	31	6
	1BR	6	1	42	8	9Ø	18	144	28	162	32
	2BR	Ø	-	2	-	22	4	66	13	112	22
	3BR	Ø	-	Ø	-	1	-	4	1	14	3
	H	Ø	-	Ø	-	2	-	5	1	22	4

*Assumes 25% of gross income is available for rental housing.

3.7.2 Variability in Rents

The stability of the rents observed throughout the survey cities has been measured using the sample standard deviation around the average rent level. The coefficient of variation measures this stability so that the lower the coefficient the less the variation and conversely the greater the coefficient the greater the variation as determined in Table 3.16.

The city with the most unstable asking rent level was Metro Toronto. Within Metro Toronto both the most variable city, North York, and the most stable cities, Scarborough and York, in the whole sample were found. However, both Ottawa and North Bay showed relative stability.

Table 3.16

Measure of Asking Rent Variance by City Surveyed

	Min	Max	Average Rent (1)	Standard Deviation (1)	Coefficient of Variation (2)	Ranking of Variability (3)
	($)	($)	($)			
Metro Toronto	188	3500	608	310	51	H
Toronto	220	1685	555	261	47	H
Etobicoke	188	1080	505	230	46	H
York	350	800	532	145	27	L
East York	375	1200	702	291	41	L
Scarborough	417	980	624	134	21	L
North York	225	3500	724	440	61	H
Ottawa	170	1250	566	167	30	L
London	160	1100	431	181	42	
Kingston	120	1250	505	172	34	
North Bay	160	700	420	126	30	L
Overall Survey	120	3500	562	264	47	H

(1) From Appendix II.

(2) The standard deviation divided by the average rent times 100.

(3) H - High (coefficient of variation greater than or equal to 45)

L - Low (coefficient of variation less than or equal to 30).

3.8 Repeats

Repeat visits were made to 72 units or 14 percent of the 507 respondents surveyed as indicated in Table 3.17. The main objective was to find out if the landlord gave different information to different people. A secondary objective was to get an indication of how quickly units were rented.

A total of 85 repeat contacts were made to the respondents interviewed originally. Of these, 13 respondents, or 15 percent, had already rented their units since the time of the initial interview. Of the 72 which had not been leased no difference was found in the information given by the respondent. The turnaround time between the original interview and the repeat varied between 1 and 7 days for the whole sample. However, for all the cities other than Toronto the turnaround time was two days or less.

3.8.1 Absorption of Rental Units

Although this topic was not studied specifically there are two indirect points which arose in conducting the survey. First, for the units which had already been rented by the time a second contact was made, as indicated in Table 3.17, the average time was 2.6 days between contacts. If this rate is representative of the entire market an average absorption rate would be 16.9 days.

Second, as mentioned in section 3.4, Homelocators indicated that 30 units had been rented on July 22 out of a stock of 230 units. In their opinion this was a typical day. If this was correct and representative of the

London rental housing market, that represents an average turnover of 7.7 days.

Together these two observations indicate some level for the amount of time required to rent a housing unit.

3.9 Rent Controls

Rent control was covered as a question in the survey and further for the 279 completed questionnaires in Toronto as a check with the Residential Tenancy Commission.

The question of whether the unit visited was under rent control was asked in the survey. The results of the data, as shown in Table 3.18, indicate that 47 percent of the units visited in the overall survey were eligible for rent control, that is, asking rents of less than $750 and in buildings built before 1976. However, of those that were eligible for rent control 26 percent, or 12 percent of the whole survey, replied that they were not under rent control.

For the 5 cities visited, the proportion of those eligible for rent control but replied negatively varied from a low of 14 percent in London to a high of 30 percent in Toronto.

Comparing the rent control estimate for the total Ontario rental housing stock as shown in Table 3.19 approximately 73 to 75 percent of all rental units were under rent control in 1981. Even making adjustments accounting for new rental units in the marketplace and those units exempted from rent

Table 3.17

Survey Interviews Completed

(Number)

	Originals	Total Contacted	Repeats: Rented* #	Repeats: Rented* % of Total	Repeats: Non-Rented #	Repeats: Non-Rented % of Total	Timespan (Days) **	Timespan (Days) ***
Toronto:	279	56	10	18	46	82		
Toronto	103	16	5	31	11	69	5	4
Etobicoke	36	6	0	0	6	100	5	-
York	14	1	1	100	0	0	-	1
East York	11	6	1	17	5	83	7	1
Scarborough	42	9	1	13	8	87	4	4
North York	73	18	2	11	16	89	6	6
Ottawa	103	13	1	18	12	92	2	1
London	51	6	2	33	4	67	1	2
Kingston	50	8	0	0	8	100	1	1
North Bay	24	2	0	0	2	100	1	1
Total	507	85	13	15	72	77		2.6

* Those contacted for a repeat visit but the unit had already been rented.

** Maximum time between initial interviews and repeat contacts.

*** Maximum time between initial interviews and contacts where unit was already rented.

Table 3.18

Responses to Rent Controls

City	Sample Size	Not Eligible	Eligible For Rent Control			Say No but eligible for Rent Control
				say yes	say no	
	#	%	%	%	%	%
Toronto	279	57	43	30	13	30
Ottawa	103	55	45	34	11	24
London	51	27	73	63	10	14
Kingston	50	60	40	30	10	25
North Bay	24	42	58	45	13	22
Overall	507	53	47	35	12	26

controls as their rents increasing by 6 percent per annum became more than $750, the 1985 estimate according to Pringle of the Thom Commission is 68 percent. Thus the greater availability of rental units not under rent controls indicates several possible conditions.

First, the units under rent controls are probably cheaper and therefore a better deal. This causes existing tenants to hold on to the units longer or pass them on to specific people (friends or key money transactors) as sublets. As a result, fewer rent controlled units are available to prospective tenants in the market place.

Second, the higher rents of the units not under rent control make those units less desirable. Therefore tenants move more frequently and prospective tenants are less likely to choose these units over those under rent controls. As a result more of these units are available in the market place.

Rent control checks were carried out for all properties visited in Toronto. The objective was to establish if the apartment buildings which had been subject to rent review had actually carried out the legislated increases.

Of the 279 properties visited in Toronto 42, or 15 percent, were on record at the Residential Tenancy Commission (RTC) as indicated in Table 3.20. Seven records of the 42 were not available as their cases had not been decided upon or they were out of their files. Of the remaining 35 cases 19, or 54 percent, of the landlords were charging in excess of the annual 6 percent increases. The average excess rent of those 19 units charging above the RTC maximum was $151, a surcharge of 34 percent. Based upon the

Table 3.19

Proportion of Rental Housing Units under Rent Control

Region	All Rental Units #	Exemptions Socially-Assisted(1) %	$750(2) Exemption %	Post-1975 Units (3) %	Sum of Columns 1,2 & 3 %	Proportion of All Rental Units Under Rent Control %
Ontario	1,087,225	10.9	1.3	13.5	25.7	74.3
Toronto	452,680	13.7	1.7	12.0	27.4	73
Ottawa	98,595	12.0	1.2	12.8	26.0	74
London	46,055	6.7	0.9	17.5	25.1	75

Notes:

1. Units in 1976 are used in order to avoid double counting with the new construction estimate. Includes hostel units and therefore may overstate this exemption.

2. For units perceived by occupants to have been built before 1976.

3. Built between 1976 and 1981 including socially-assisted units.

Source: Derived from Statistics Canada, 1981 Census and Momah unpublished data. See Pringle, 1985.

Table 3.20

Results of Rent Control Check

City/Borough	Sample Number	Number(#) On Record	# OK	# High	# Other
Toronto	103	15	5	5	5
Etobicoke	36	7	3	3	1
York	14	2	0	2	0
East York	11	2	0	2	0
Scarborough	42	9	6	3	0
North York	73	7	2	4	1
Total Metro Toronto	279	42	16	19	7
%	100	15	6	7	2
%	--	100	40	47	13
%			46	54	0

Table 3.21

Rental Housing Units Charging in Excess of the Rent Review Limit

	Questionnaire Number	Rental Type	Rent Asked For ($)	Rent Review Date	Approved Rent Amount* ($)	Rent Maximum July '85** ($)	Excess Rent ($)
1	T4-47	1	680	March 82	242-296	353	327
2	T4-6	B	530	June 82	260	310	220
3	T4-7	1	670	June 82	296-302	339	331
4	T2-14	1	570	Dec 82	398-416	467	103
5	T2-12	2	625	Dec 82	398-486	546	79
6	T9-9	2	630	Feb 84	405	429	201
7	T12-4	3	605	Oct 82	475	534	71
8	T12-10	3	616	Dec 83	469	497	119
9	T8-11	2	502	July 82	410	461	41
10	T8-7	1	444	July 82	352	419	25
11	T7-2	1	450.50	Feb 83	324-397	446	4.50
12	T5-1	1	400	June 83	250-300	337	63
13	T5-7	3	750	July 82	429-452	538	212
14	T15-7	2	840	Feb 83	406	456	384
15	T15-8	2	500	Aug 84	437	463	37
16	T14-3	3	787	March 84	483-631	669	118
17	T9-10	1	477	Feb 84	349	370	107
18	T17-7	2	450	June 85	424	424	26
19	T10-5	1	780	Jan 83	302-344	387	393
Average			595			444	151

* In some cases a range was specified for a whole building and there would be variation caused by design or floor of the unit

** Rent Maximum is the Approved Rent Amount scaled up by 6 percent per annum from the Rent Review Date to July 1985.

35 units on RTC records, the average excess charge per unit was $82 per month. This indicates that the landlord feels the market can bear these increased rental rates, sometimes in excess of $300/month as shown in Table 3.21. It should be noted that in each of the 4 cases where more than $300 excess was charged the units were furnished. These were the only furnished units of the 19 units listed in Table 3.21.

3.10 CMHC Survey Comparison

The Canadian and Housing Mortgage Corporation conducts a semi-annual rental housing survey. It is a regular survey which, although it is not designed to cover all market rental rates and vacancy rates for rental housing units in Ontario, is used as such by various reporting agencies including the news media.

CMHC's approach is to conduct a survey using a large sample; in some cases there is almost a complete census of rental housing units in buildings greater than 5 units. Their definition of vacant housing units to determine a vacancy rate is as follows:

> "The definition of vacant is 'a dwelling unit that is available for immediate rental and physically unoccupied at the time of enumeration'".

The major differences between the CMHC survey and this survey reported herein are:

- this survey covered all rental housing units whether they were houses or apartments in any size of building.
- this survey covered units which were available either immediately or at a specified future date which in practice was not more than 6 weeks distant.
- this survey was not statistically based as is the CMHC survey, but rather based upon available rental housing units in the marketplace at the time of the survey (July, 1985).
- this survey collected asking rents for units whereas the CMHC survey collects market rents - those actually being paid.

As a result this survey cannot comment on the actual proportion of units vacant or available to the rental housing market. But it can discuss the following aspects of the rental housing market:

1. the proportion of units in the marketplace which are in buildings greater than 5 units to those buildings which are equal to or less than 5 units.

2. the ratio of "immediately available " to "available later" units on the market and their differences.

3. The ratio of available units in buildings with less than five units to those in larger buildings.

4. The differences in these ratios across different markets.

5. The price differences between units in the categories mentioned above.

First, the proportion of rental housing units in the market to be rented was observed to be 64 percent in buildings of more than 5 units and 36 percent in buildings of 5 or less units (including houses). This was consistent with the findings of the surveys in Toronto, Ottawa and Kingston, and a little lower than the 69 percent found in London and higher than the 54 percent in the North Bay survey as shown in Table 3.22.

Second, the proportion of units available for occupancy immediately was 50 percent of the entire survey; the other 50 percent being units which were available at some future time. This works out to a 1:1 ratio of immediately available units to units available at a future time.

The third point is that the distribution of the immediately available units is weighted more towards the smaller buildings than the larger buildings. In the sample of buildings with 5 or more units 45 percent were available

Table 3.22

Proportion of Survey in Buildings of More than 5 Units

	(Percent)					
	T*	O	K	L	NB	Total Survey
% of Survey Units - in Building > 5 Units	64	63	72	69	46	64
- in Building < 6 Units	36	37	38	31	54	36
% of Total Survey Immediately Available in Buildings > 5 Units	26	36	36	30	8	29
% of Available Units in Buildings of >5 Units which are Immediately Available	41	57	50	43	18	45
% of Available Total Survey Immediately Available in Buildings < 6 Units	22	15	20	20	38	21
% of Units in Buildings of < 6 Units which are Immediately Available	61	41	53	65	69	58

* T - Toronto
O - Ottawa
K - Kingston
L - London
NB - North Bay

immediately. This is lower than the 58 percent of immediately available units in buildings with fewer than 6 units.

Fourth, between the markets surveyed there is surprisingly little variation with respect to the indicators described above. North Bay is the only market which showed a considerable difference of representation in the sample of buildings with more than 5 units at 46 percent. The others were all within 8 percentage points. Similarly North Bay also did not have as large a proportion of immediate vacancies in the large buildings at 18 percent. This could be attributed to the small sample size.

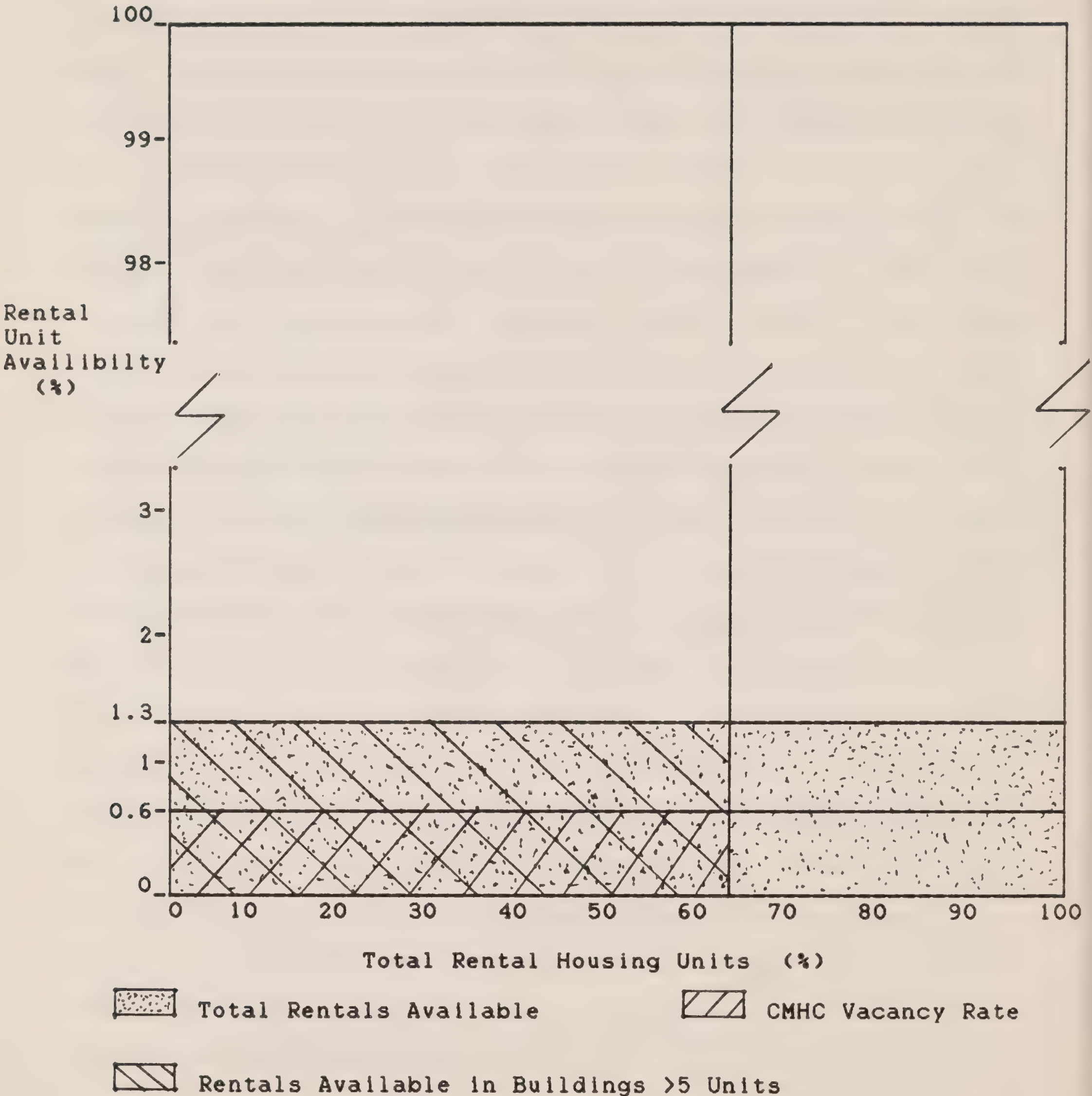
However, among the smaller buidlings, North Bay showed a higher proportion of its sample for immediate vacancies, at 38 percent, than the other cities. Lastly, the city Ottawa had the lowest proportion of its units in smaller buildings available immediately.

These observations raise an interesting market characteristic. Since only one half of the units available are available immediately, and thus comparable to the CMHC 'vacancy' definition, a change in the units available in the future does not affect the vacancy rate. Conversely, a change in the number of units available immediately has a smaller impact on the rate of overall availability of rental units. For example, if there was a 20 percent decrease in units available immediately this would only have a 10 percent decline in the overall availabilities in the market place. Thus the impact of a change in vacancies is lessened by its proportion of the overall market place.

This situation is depicted in Figure 3.1 where the CMHC vacancy rate of 0.6 percent is shown for Ontario. As 0.6 percent represents 45 percent of those units available, the total units available would be 1.3 percent of the total rental housing stock. These percentages are applied to the whole stock of rental housing, 64 percent of which (as found in this survey) was accounted for by buildings with 6 or more units.

This survey found asking market rents to be generally higher than the CMHC survey which records rents in occupied units in larger buildings. For smaller units such as a bachelor apartment the survey found the average rents to be lower than the CMHC study which measures existing rents in occupied units in all the urban centres surveyed, as indicated in Table 3.23. However, for the larger units the average prices found in this survey are considerably higher than the CMHC averages in all the cities surveyed, except for London. This situation is true for both the types of buildings (greater or, equal to or less than 5 units).

Figure 3.1 Proportion of the Ontario Rental Housing Market Available for Renting *



* Based upon CMHC vacancy rate (April 1,1985), extrapolated to include units available for rent, but not necessarily physically empty, and units in all types of buildings, not just those with more than 5 units.

Table 3.23

CMHC Survey Comparison of Rents

($ per Month)

Average Rent	Toronto		Ottawa		Kingston		London		North Bay		Overall	
	Survey	CMHC	Survey	CMHC	Survey	CMHC	Survey	CMHC	Survey	CMHC	Survey	CMHC*
Overall	608		566		505		431		420		562	444
B	309		326		-		304		160		305	
1BR	465		460		385		298		312		436	
2BR	653		624		535		429		427		596	
3BR	796		716		535		477		550		740	
H	960		657		684		599		594		775	
In Building > 5 Units												
B	329	350	297	326	-	224	304	272	-	254	326	340
1BR	469	420	464	406	415	341	318	342	316	333	446	408
2BR	655	496	626	491	522	401	427	407	426	386	590	480
3BR	805	582	716	586	535	476	477	513	550	400	747	577
In Building < 6 Units												
B	283	-	385	-	-	-	-	-	160	-	283	
1BR	377	-	452	-	301	-	248	-	242	-	362	
2BR	668	-	616	-	581	-	470	-	431	-	628	
3BR	776	-	858	-	525	-	-	-	550	-	759	

* Weighted average of the cities surveyed.

Table 3.24

Immediate Rental Housing Availability by Price(1)

Rent $/month	# Immediately	# Total	% Immediately (August 17)	% September 1	% September 15	% October 1	% October 15	% November 1
1500+	29	49	59	NA	NA	NA	NA	NA
1250-1499	21	38	55	NA	NA	NA	NA	NA
1000-1249	43	90	48	NA	NA	NA	NA	NA
750-999	84	264	32	NA	NA	NA	NA	NA
500-749	45	195	23	49	8	17	2	2
250-499	44	119	37	NA	NA	NA	NA	NA
<250	9	11	82	NA	NA	NA	NA	NA

(1) Source: Homelocators Agency, Toronto, August 17, 1985

4.0 PHASE II SURVEY RESULTS

The investigation examined 12 complexes in Toronto that were usually very well kept, and had a good reputation with their tenants, (based on observations discovered during the earlier phase). They were mainly in very convenient locations and/or had extensive facilities but in a few cases were remote. It was said to be very difficult to find an apartment in them. They were owned by large investment companies some of whom dealt directly with potential tenants through a rental office or the building manager/superintendent. In other cases, a property management firm was responsible and in these cases especially, building superintendents appeared to have responsibility for leasing. The buildings chosen were those where, a few days before there had been a response of 'no vacancies'. The second contact was in some cases made by a different person but no reference was made to a previous enquiry and in several cases the response to the second contact differed - there was a vacancy or some possibility. The results of this phase of the survey are summarized in Table 4.1.

4.1 Interviews with the Owner's Agents

In four cases (none of them in central Toronto) out of the twelve, an offer of a 1 or 2 bedroom apartment for September 1st or October 1st was made, In three cases (Eglinton/Scarlet, Islington/Dundas and Thorncliffe Park) these were sublets which had arisen recently. In two of these cases, it seemed very much a whim of the superintendent after sizing up the applicant, who had gone to the building despite being told 'no vacancy' over the phone. In the eight other cases the respondents all stated no

Table 4.1

Summary of Phase Two Survey Information From Targeted Buildings

Building	Location	Distance (km) Down town	Distance (km) Subway	No. of Units	Vacancies	Waiting List	Turnover Rate** #/yr.	Turnover Rate** 5 yr. trend	No. of Inter-Views	Key Money etc.* Direct Evidence (paid by tenant) $	Key Money etc.* Indirect Evidence (paid by another) $	Key Money etc.* Rumours	Laundry Room Ads	Results of Ads in Building
A	Bay/	2	0.0	782	0	see note	80	same	2	1000	2000	Y	Many (2)	- incentives such as free trips used
	Bloor					(1)				1000	2000	Y	Placed one	- nil
B	Yonge/	4	0.3	619	0	2 yr. +	40	same	4	--	--	N	Placed one	- nil
	St.Clair									--	2000	Y	Followed up 3	- 2 offers with key money; 1 to us;
										--	--	Y		1 to someone else (this was his 1st
										--	1000	Y		response in 2 months)
C	St. Clair/	5	0.5	460	0	1 yr. +	70	same	3	--	--	Y	Placed one	- nil
	Spadina									--	--	Y	Much used	
										--	--	N		
D	Yonge/	6	0.5	190	0	X	20-40?	same	3	--	--	Y	Placed one	- nil
	Eglinton									--	--		One seen	- no result
E	Eglinton/	7	1.0	150	0	X	30?	same	3	--	--		Placed one	- nil
	Bathurst									--	--		One seen	- key money implied in reply
										--	--			
F	Thorncliffe	7	5.0	2000+	several for	1 - 12	75	same	0					
	Park				future dates	months								
G	Danforth/	10	0.1	1800	0	2 yr.	100+	same	4	--	--		Couldn't get in	
	Victoria Pk									--	--		It is used	
										--	--			
										--	--			
										--	--	-		

Table 4.1 (continued)

Summary of Phase Two Survey Information From Targeted Buildings

Building	Location	Distance Down town km	Distance Subway km	No. of Units	Vacancies	Waiting List	Turnover Rate** #/yr.	Turnover Rate** 5 yr. trend	No. of Inter-Views	Key Money etc.* Direct Evidence (paid by tenant) $	Key Money etc.* Indirect Evidence (paid by another) $	Key Money etc.* Rumours	Laundry Room Ads	Results of Ads in Building
H	D.V.P./	14	6.0***	2200	0	>2 yr.	50	more	3				Placed one	- nil
	Sheppard					closed				100	100	Y	Three seen	- nil
										--	--	Y		
I	Bathurst/	18	3.0***	430	0	X	50+	more	3	--	?	-	Placed one	- nil
	Steeles									--	--	-	Two seen	- nil
										--	--	-		
J	Kennedy/	14	0.4	400	several for	X	80?	same	0					
	Lawrence				future dates									
K	Eglinton/	11	4.5	415	1 sublet	X	40	same	0					
	Scarlet													
L	Islington/	12	0.2	1300	1 sublet	X	100+	?	0					
	Dundas													

Notes: (1) For 1 bedroom 3 years, for non-rent controlled 2 bedroom 8 months

(2) detailed information given by tenant

* Key Money estimates from tenant interviews

** Based on estimates made by tenants and agents, but generally unreliable, probably low

*** But good access to TTC

vacancies. However,

- rental offices tended to have a waiting list and could only quote a probable date, often 2 years or more ahead for 1 or 2 bedroom apartments
- building managers or superintendents tended to have no waiting list or an abandoned list - although they had many enquiries daily,
    - they had almost no apartments available because the tenants arranged subletting. As a result, in their judgment the waiting list was too long (eg. 2 years) to be meaningful
    - sublets which arose where superintendents arranged subletting usually had to be dealt with quickly, within days, and waiting listees had to give 2 months notice to leave their existing residence

The turnover rate was usually said by building managers to be very low - around 5% - and evidence from tenants indicates annual rates of ten percent or more.

In several buildings the agents/superintendents said there were a great number of old people, many of whom had been there since the building was constructed. They had no wish nor reason to leave and many disliked the hassle of moving, and change. Various other reasons for reluctance to move out and anxiety to move in were given:

- low price was paramount. In one area a building with occasional 2 bedroom vacancies at $750/month is 400 metres distant from another building, older but in only slightly poorer condition with 2 bedroom apartments renting at $425/month but with no vacancies ever available.

- convenient location, near subway or shopping
- good condition
- additional facilities (eg. swimming, gym, garden, etc.)
- good service, especially security.

The principal reason for requiring references is the desire to have a dependable tenant who will cause no trouble and pay on time. No other reasons were spoken of.

4.2 Interviews with Tenants

The interviewers, as potential tenants having difficulty and seeking advice, asked tenants on how to get an apartment. This usually got help, but at some buildings which could not be entered, it was difficult to contact tenants.

Interviews with tenants tended to confirm the agent's reasons for the popularity of the buildings.

- low price
- good location
- good maintenance/services

In most cases, except the larger and busier buildings, they suggested rather greater annual rates of turnover than did superintendents.

Responses as to their means of obtaining an apartment fell into different groups both by year of entry and location. Many were long term tenants and all of these had entered more than 10 years ago though normal application

to the agents, wherever the building was located. At the other extreme, in the building nearest the downtown core - Bay/Bloor - both of our respondents had paid key money of $1000 to gain a sublet 6 years ago but one of the two had not had to do so for an earlier rental in the same building, in 1976. At most other buildings, tenants had either obtained a sublet through a friend already living in the building or had been persistent in their enquiries and enquired at the right time, although some had had to wait up to 2 years for their chosen building.

Advice to a prospective tenant fell into three categories dependent on location of the building.

1. Downtown location - seek or place an advertisement (in the laundry room) which will offer 'key money'. For the Bay/Bloor location surveyed a minimum of $2000 was estimated to obtain a one bedroom apartment today. There was one offer of a trip for two to the Carribean in exchange for an apartment.

2. Intermediate locations - seek a sublet through a friend or a laundry room advertisement, or by being very persistent with the owner's agent. In about half the cases, some kind of 'key money' payment was mentioned as being possible although there were no first hand instances indicated.

3. Distant location - seek sublets through a friend or advertisement - be persistent with the agent. 'Key money' was unheard of, but it did help to know someone in the building or connected with it.

Our advertisements placed in laundry rooms in seven of the eight buildings without vacancies received no response whatever.

Enquiries made of others who were advertising seeking an apartment, brought the following responses:

- had received no useful reply at all (7 out of 10)
- had received offers requiring or implying a requirement for key money (2 out of 10)
- had resulted in an offer with a key money requirement (payment for carpets and drapes) being made to the survey by a seeker, who had found an apartment and was now seeking to sublet his existing apartment.

4.3 Newspaper Advertisements

The advertisement placed in the Globe and Mail and the Toronto Star offering a reward for assistance in locating a rent controlled apartment in downtown Toronto received only a small number of replies from persons able to offer information and a large number from others who thought, or hoped, that there was an apartment available.

Another advertisement also placed in both the Globe and Mail and the Toronto Star asking for help for a researcher looking into 'key money' payments received no responses at all.

4.4 Observations

The following outlines a number of observations made in conducting this phase of the study.

1. Some apartments under rent control offer a recognizably good buy. They are extremely well located, have many facilities within the building, are well run, are much cheaper, down to almost half the price of nearby uncontrolled apartments. For example, near Bloor and Bay in Toronto a 1 bedroom under rent control has a monthly rental payment of $505 compared with a 1 bedroom not under rent control for $1300.

2. Such good buys can be found in a wide variety of locations for particular reasons, but those most in demand are those nearest to downtown Toronto (the 'Yonge corridor' etc.).

3. In some of these buildings the right to sublet gives the sitting tenant the opportunity to ask for 'key money'. In one building there was unquestionable evidence that this is the mechanism by which virtually all rent controlled apartments changed hands. We consider this to be typical of a small group of desirable downtown buildings. In some other buildings on the fringe of the downtown core there was evidence that 'key money' was not essential but might be offered by or asked of someone in a hurry to get in.

We found no specific instances of higher rents being paid to a tenant-landlord, and only heard that it might exist.

In downtown and fringe buildings where the superintendent has control of subletting it is possible that he/she requires inducements. We found only one suggestion of this.

4. In the more distant buildings where tenants control subletting, friends or friends of friends get the apartment even before the owner's representatives know about the impending vacancy.

There appears to be no evidence that key money is paid in these situations, although in one case the landlord specified a $100 transaction fee for changing over the lease.

5. To fully explore the market mechanism where 'key money' is used would require comprehensive quantitative data which this study was not asked to provide.

5.0 CONCLUSIONS

A number of conclusions can be drawn regarding the available rental housing market based upon the survey results discussed above.

1. The Rental Housing Market Appears to Work

First and foremost the rental housing market appears to work. There are rental housing units available at a price. The methods of information dissemination through newspapers, agencies and signs provide the potential tenant with a medium to locate rental housing units. There are most probably seasonal variations which produce distortions in some specific areas at some specific times such as students going off to University. Only in North Bay where the recommended procedure was to be at the newspaper publisher at 11:00 A.M. to receive the first issue of the day to get a headstart on the new housing listings, was there evidence of real imbalance.

2. To Gain Rental Market Knowledge Takes Time

The best initial source is the local newspaper in each case, and the differences in the nature of advertisements say a great deal about the market. The Citizen contains more direct (private) ads than the newspapers of the other cities surveyed - three times as many as the London Free Press dealing with a fairly similar size of market.

The newspaper leads to home seeking agencies - Homelocators (everywhere except North Bay) and half a dozen others besides in London and Toronto. In Ottawa and Toronto, Homelocators provides a very good synopsis of the whole market with plenty of information for the buyer, covering a substantial number of vacancies occurring in up to 3 months. In London it is a very short list probably weighted towards the lower priced or small landlord apartments.

Experience of these during the survey was that, seeking agencies and real estate agents were very time-consuming and time-wasting. Misinformation, restrictive timing of inspection appointments, and failure to keep appointments were common.

Homelocators or its equivalent provide a very good introduction to where, what and at what price, but to a certain extent contain a greater proportion of the less rentable stock. (In the Homelocators situation there was no charge for the listing of the property).

The primary source of information for the best deals is word of mouth, with the newspaper a good second in Ottawa, Toronto, North Bay and Kingston, if you know what you are looking for.

3. <u>Key Money is not Obvious and is Very Building Specific</u>

Additional payments in excess of the specified rent for "key money" were not obvious and were only found when one desired a specific building in a specific location. In this case, one would be looking at a building with a number of desirable features:

- low rent level governed by rent control
- excellent location for subway and/or shopping
- good additional facilities such as a pool or gynmasium.

In Toronto, the evidence for 'key money' diminished the further one went away downtown core.

4. Rent Control does Affect the Availability of Rental Housing in Some Buildings

The specific building under rent control would be characterized by a waiting list, usually so long that it was closed to new names, and by the predominance of sublets as the way to introduce new tenants to the building. If the candidate met the necessary credit requirements specified by the property management company the new tenant would have full right to the rental unit.

This situation necessitates obtaining a sublet. This can be done in one of two ways: through a friend when, most likely, no money would be transacted (although once again this depends upon the building) or by means of attracting a person with a sizeable financial reward - key money. It was found in the Bay/Bloor area of Toronto that almost every change in tenants, for a rental unit under rent control, required a key money transaction. It is basically the artificially low monthly rental rates governed by rent control which permit the development of such a situation.

5. <u>No Evidence of Landlord Extra Charges</u>

It was considered a possibility that landlords might require payments in addition to monthly rent. There was no evidence that this occurs.

6. <u>Landlord Attitudes Vary But Their Information Is Consistent</u>

Landlords' objectives are to get stable tenants who pay on time and do not cause damage to their unit or building. When approached the landlord can take one of three options - reject, by means of saying the unit has been rented, accept, or stall by indicating that there are other persons and processes to be considered.

It is usually best, when not responding to an advertisement to visit the landlord or agent in person. In several cases the survey was told that there were no vacancies over the phone, when, by going in person, a rental unit could be found.

Information provided to different interviewers on repeat visits to the same rental unit proved to be entirely consistent.

A number of repeat interviews by different persons indicated little in the way of inconsistencies on the part of the person showing the rental unit.

Initially, roles were set up to describe each interviewer's situation. However, it was found that in some areas, particularly London, students were unwelcome in a number of buildings. At some units, unemployed people were unwelcome and in these instances credit references were usually

required. A number of buildings also specified restrictions on children and/or pets.

7. Landlords did not like to Specify the Previous Tenant's Rent

When the question was posed to landlords they tended to either state that it was "none of your business" or covered up by stating that it was the same. Thus the results to this particular question were considered suspect.

8. Some Landlords do Increase their Rents Beyond the Specified Rent Review Levels

Checking the places surveyed in Toronto with the Residential Tenancy Commission records indicated several points. First, only 15 percent of the sample actually had RTC files. Second, of those with files, over 40 percent were asking for excessive rents, some over $300 per month more than the maximum specified limit.

9. The Liberal Government Announcement Might Have Affected the Survey Results

In late June, the Ontario Liberal government announced a 4 percent limit on all rental increases effective August 1, 1985. It was considered in some places that landlords were asking overly high rents to increase their base level. There were several instances of one or two months rent free

inducements to encourage people to take some rental housing units at the relatively high level of rent.

10. The CMHC Survey Underestimates Rental Housing Availability

The CMHC rental housing survey tends to underestimate housing availability to a prospective tenant, as it measures only those units (in buildings of more than 5 units) which are physically vacant and ready for occupancy on the day of their survey. This ignores the fact that most people try to plan their housing needs ahead and few units actually reach the point where they become physically empty. An estimate was made that the stated CMHC vacancy rate of 0.6 percent units in buildings with more than 5 units might only be a proportion of the available rental housing units in the marketplace which could be estimated at 1.3 percent of the entire rental market. This is where 'available' indicates it will be available within the next 2 months, allowing a tenant time to vacate their existing premises.

11. A Larger Proportion of the Available Rental Housing Units Are Not Under Rent Control Compared to the Total Rental Housing Market

This survey found only 47 percent of the units visited were eligible for rent controls. This is a significantly smaller proportion than the 68 percent of the total rental housing stock, estimated by the Thom Commission to be the 1985 level. This relative scarcity reflected the better deals to be had in units under rent control.

Appendix I

Rental Market Housing Availability Profiles

Appendix I: Tables

Table AI.1

Sources of Rental Market Information

	OTTAWA	KINGSTON	LONDON	NORTH BAY	TORONTO
Population[a]	287,900	115,700	265,900	52,000	2,180,300
# Rental[b] Units	74,145	16,225	44,605		380,815
CMHC # Vacant* April 1, '85	390	50	250	8	1,370
Newspaper	Citizen	Whig Standard	Free Press	Nugget	G&M/Star/Sun
Rental Advertisements**					
-Total	723[1]	98[2]	236[3]	31[4]	527[5]
-Private	672	69	110	25	382
-Homelocators etc.***	16(1)	18(1)	75(7)	0	120(8+)
-by Realty Agents***	25(8)	3(3)	18(8)	6	25(9+)
-by Property Management Companies***	9(5)	8	33(11)	0	0
No. of Sublet Ads	132	0	9	0	11
Size of Homelocators Listing (#)	1500	180	190	--	960

* based on CMHC survey population only
** Ads for immediate and future availability
*** number of companies in parentheses
[1] July 15 1985
[2] July 17 1985
[3] July 22 1985
[4] July 23 1985
[5] July 6/7 1985

Sources: [a] - Financial Post, Ontario Markets, 198
[b] - 1981 Census data

Table AI.2

City: Toronto
Data: Kinds of Advertisement for Apartment Rentals in Metro Toronto
Source: Globe and Mail, Star, Sun
Date: July 6/7, 1985

	Sources	No. of Ads	% Advertising Actual Vacancy	Median Rent ($)
Globe & Mail*	Location Agencies (2)	3 (2%)	33	
	Realtors & Property Management (4)	5 (3%)	100	950
	Private Landlords	158 (95%)	100	
	(and total sublets = 4)			
Star	Location Agencies (4)	34 (16%)	55	
	Realtors & Property Management (5)	8 (4%)	100	550
	Private Landlords	171 (80%)	100	
	(and total sublets = 6)			
Sun	Location Agencies (8)	83 (56%)	45	
	Realtors & Property Management (7)	12 (8%)	100	500
	Private Landlords	53 (36%)	100	
	(and total sublets = 1)			

*About 5 % of Globe and Mail advertisements probably refer to whole houses. These have been excluded from the Sun and the Star.

Table AI.3

City: Kingston
Data: Kinds of Advertisement of Monthly Rental Units in Kingston City and Zone 4 (Kingston and Pittsburgh Townships)
Source: Whig Standard
Date: July 15, 1985

Sources	No. of Ads	% Advertising Actual Vacancy
Location Agencies (1)	18	67
Realtors (3)	3	100
Property Management Agencies (2)	8	75
Private Landlords	69	100

Table AI.4

City: London
Data: Kinds of Advertisement for Rental Units in London City
Source: London Free Press
Date: July 22, 1985

Sources	No. of Ads	% Advertising Actual Vacancy
Location Agencies (7)	76	30
Realtors (8)	19	79
Property Management Agencies (11)	33	73
Private Landlords	105*	100
(All)		

* including 9 sublets

Table AI.5

City: Ottawa
Data: Kinds of Advertisement for Rental Units in Ottawa City and Zones 7, 8
Source: Ottawa Citizen
Date: July 17, 1985

Source	No. of Ads	% Advertising Actual Vacancy
Location Agencies (1)	16	55
Realtors (8)	25	100
Property Management Agencies (5)	9	83
Private Landlords	672*	100

* including 132 sublets

Table AI.6

City: North Bay
Data: Kinds of Advertisement for Rental Units in North Bay
Source: North Bay Nugget
Date: July 22, 1985

HOUSING TYPE

Rent ($)	Bachelor	1 Bedroom	2 Bedroom	3 Bedroom	Total
150-199		1			1
200-249	1	1			2
250-299		6			6
300-349					
350-399		2	1		3
400-449			2	1	3
450-499			2	2	4
500-549			1		1
550-599				1	1
600-649					
650-699					
700					
Total	1	10	6	4	21

Notes:

		Actual
4 ads	Furnished	3
27 ads	Unfurnished	22
31		25

Table AI.7

City: Kingston
Data: Rent by Census Zone and Housing Type
Source: Whig Standard
Date: July 15, 1985

Census Zone	Housing Type	Rent: 200-299	300-399	400-499	500-599	600-699	700-799	>800	Unspec.	Total
	B	1								1
	1	2	1	2	2				2	9
1	2					1			1	2
	3*	1		1	1	1				4
	B									0
	1			1						1
2	2			3	1					4
	3*				1				1	2
	B									0
	1			1					1	2
3	2			1	1				2	4
	3*			2	5		1			8
	B									0
	1		2	3					1	6
4	2		1	4	2		4		2	13
	3*	1	1	2	7		1	5	3	20
	B									0
	1	1	2							3
Unspeci-	2		1	3						4
fied	3*			1	4	1				6
TOTAL		6	8	24	24	3	6	5	13	89

* Housing Type 3 includes both 3 bedroom apartments and houses

Table AI.8

Rent by Census Zone and Housing Type

City: Ottawa
Source: Citizen
Date: July 17, 1985

		Rent								
Census Zone	Housing Type	200-299	300-399	400-499	500-599	600-699	700-799	800+	Unspec.	Total
	B		6	1				1	2	10
	1		5	10	4	4			6	29
1	2				4	9	4	12	5	34
	3		1			5	3	1	1	11
	B		1							1
	1		1	1						2
2	2		1		3	2		2	1	9
	3						1			1
	B		4						1	5
	1		6	7	8		1	1	5	28
3	2			2	5	3	4		4	18
	3				1	3	1	2	1	8
	B		1	1						2
	1	1	2	7	3	1			1	15
4	2		1	4	11	2	2		4	24
	3				2	3	2	1	3	11
	B	1	2							3
	1		2	10	2				3	17
5	2		1	4	6	7	2	1	8	29
	3				3	3			2	8
	B		1	1					1	3
	1		1	4		1			2	8
6	2				4	3	1		2	10
	3				3	2		1	1	7

Table AI.8 (continued)

Rent by Census Zone and Housing Type

City: Ottawa
Source: Citizen
Date: July 17, 1985

Census Zone	Housing Type	Rent 200-299	300-399	400-499	500-599	600-699	700-799	800+	Unspec.	Total
	B									0
	1			1					2	3
7	2				5	3			2	10
	3				1	4			1	6
	B	1	2	1				1		5
	1	1	1	8	2	1	1		1	15
8	2		1	4	9	7	1	1	5	28
	3				1	1	2	6	2	12
TOTAL		4	40	66	77	64	25	30	66	372

Table AI.9

Rent by Census Zone and Housing Type

City: London
Source: London Free Press
Date: July 22, 1985

Census Zone	Housing Type	Rent 200-299	300-399	400-499	500-599	600+	Unspec.	Total
	B						2	2
	1	4	3	2			6	15
1	2			1			3	4
	3		1				2	3
	B							
	1	2	1		1		4	8
2	2		1	1				2
	3	1	1	2		1		5
	B	2						2
	1	4	2		2	1	7	16
3	2		1	1			4	6
	3				1			1
	B							
	1		1				5	6
4	2			1	1		2	4
	3							
	B	2	1				2	5
	1	2	4	1		2	7	16
5	2		1	3	1	1	2	8
	3			3	1	3	6	13
	B		2				2	4
	1		2				8	10
6	2				2		3	5
	3				1	1	2	4
TOTAL		17	21	15	10	9	67	139

Appendix II

Survey Results - Summary Sheets by Census Zone

Rental Housing Market: Summary Data

Notes on Tables

Rows 1 - 6: SAMPLE BACHELOR 1 BEDROOM 2 BEDROOM 3 BEDROOM HOUSE	- show the total number of interviews in the sample - show the number of interviews of each type of housing unit followed by their percent of the total number of interviews in this particular table - show the average rent level in $ per month of the number of units sampled by housing unit type. This is followed by the standard deviation of the sample about the average, indicating the degree of variation among the sample. - the maximum and minimum columns indicate the highest and the lowest rents observed in each housing unit category. - under the >5 and <6 units columns the average monthly rental rate for those units which are in buildings with more than 5 units or less than 6 units respectively.
Rows 7, 8: APPLIANCES: KITCHEN LAUNDRY	- give the number of units which had kitchen appliances provided. - the next row indicates the laundry appliances provided in the unit or available as coin operated machines in the building.
Row 9: CONDITION: (Ø - 9)	- indicates the average unit condition on a scale of Ø to 9 where zero is very poor and 9 is very good. The standard deviation has also been calculated to indicate the degree of variation in the sample around the average.

Rows 1Ø-12:	These rows describe the building:
BUILDING: CONDITION: (Ø - 9)	- first its average condition has been ranked on a scale of Ø to 9 where Ø is very poor and 9 is very good. It is followed by the standard deviation to indicate the degree of variation about the average.
AGE (yrs)	- the average age and the standard deviation about the average is also calculated.
# > 5 UNITS	- the total number of buildings with more than 5 units and its percent of the total sample discussed in this table are given. These are followed by the average number of units per building and its standard deviation.
Row 13: NO LEASE	- gives the number of interviews where no lease for the unit was required and the percentage proportion of the total sample discussed in this table.
Row 14: SUBLETS	- gives the number of sublets and its percent as a proportion of the total sample in this table. This is followed by the number of sublets in buildings of more than 5 units.
Row 15: IMMED. AVAIL.	- gives the number of rental units available for immediate occupancy and its percent of the total sample in this table. This is followed by number of units immediately available in buildings of more than 5 units.

Row 16: NO RENT CONTROL	-gives the number of units for which no rent controls were in effect and its percent of the total sample in this table. This is followed by the number of rental units available for rent control, that is units in buildings older than 10 years with rents of less than $750 (July 1985). Of these units a number of the interveiwees said No, they were not under rent controls.
Row 17: OTHER COST: HYDRO & HEAT ($)	-This row gives the total additional costs that were asked for in the interview to cover heat and hydro, electric services, followed by the number of units for which these costs have been specified. The next number gives the average cost in $ for the units reporting additional costs. The last number indicates the nubmer of units for which heat and hydro services were charged for but for which no dollar amount was specified.
Rows 18-21: SOURCE OF INTERVIEW: AGENCY PAPER SIGN OTHER	- these rows indicate the number of the total sample which were found originally by way of a house locating agency, a newspaper, a posted sign or other means which includes chance visits to apartment complexes.

OVERALL SURVEY

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	507			562.4	264.1	3500.0	120.0	575.1	611.0
BACHELOR ($)		31	6.1	305.4	66.5	400.0	160.0	325.8	283.4
1 BEDR. ($)		181	35.7	435.6	156.8	1160.0	120.0	446.3	361.8
2 BEDR> ($)		176	34.7	595.7	184.7	1685.0	295.0	590.2	627.5
3 BEDR. ($)		44	8.7	747.1	211.3	1250.0	400.0	747.1	759.3
HOUSE ($)		75	14.8	775.2	405.1	3500.0	300.0		
APT.									
APPL.KITCHEN			PROVIDED	476					
LAUNDRY	COIN=	73	PROVIDED	199.0					
COND.(0-9)				5.9	1.9	9.0	0.0		
BLDG: COND.(0-9)				6.0	1.9				
AGE(yrs)				22.4	19.9				
UNITS				84.9	113.2				
#>5 units	326		64.3						
NO LEASE	97		19.1						
SUBLETS	59		11.6		SUBLET	>5UNIT=	45		
IMMED. AVAIL.	252		49.7		IMMED.	>5UNIT=	146		
NO RENT CONTROL	119		ELIG. FOR	R.C.=	238	SAY NO=	61	119	0
OTH.COST HY+HE($3956		117		33.8	NOT INC	0			
SOURCE OF INT: AGENCY		144							
PAPER		213							
SIGN		36							
OTHER		113							

METRO TORONTO
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	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	279			607.9	310.2	3500.0	188.0	607.9	640.6
BACHELOR ($)		25	9.0	308.8	59.7	400.0	188.0	328.9	283.4
1 BEDR. ($)		101	36.2	464.8	168.3	1160.0	210.0	469.3	376.7
2 BEDR> ($)		91	32.6	653.3	206.9	1685.0	332.0	655.1	668.2
3 BEDR. ($)		30	10.8	805.0	181.1	1200.0	571.0	805.0	775.6
HOUSE ($)		32	11.5	959.9	533.2	3500.0	550.0		
APT.									
APPL.KITCHEN			PROVIDED	265					
LAUNDRY	COIN=	39	PROVIDED	99.0					
COND.(0-9)				5.7	2.0	9.0	0.0		
BLDG: COND.(0-9)				6.0	2.0				
AGE(yrs)				24.8	21.2				
UNITS				97.0	124.8				
#>5 units	179		64.2						
NO LEASE	76		27.2						
SUBLETS	39		14.0		SUBLET >5UNIT=		28		
IMMED. AVAIL.	134		48.0		IMMED. >5UNIT=		74		
NO RENT CONTROL	68		ELIG. FOR R.C.=		121	SAY NO=	37	68	0
OTH.COST HY+HE($2577		35		73.6	NOT INC	0			
SOURCE OF INT: AGENCY		89							
PAPER		108							
SIGN		18							
OTHER		64							

TORONTO CITY
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	103			555.3	260.9	1685.0	220.0	555.3	607.4
BACHELOR ($)		18	17.5	314.3	50.3	400.0	220.0	325.3	285.8
1 BEDR. ($)		44	42.7	452.8	151.9	925.0	220.0	451.1	378.9
2 BEDR> ($)		27	26.2	749.4	280.4	1685.0	332.0	874.6	688.5
3 BEDR. ($)		6	5.8	842.5	178.2	1200.0	685.0	842.5	771.0
HOUSE ($)		8	7.8	802.5	171.1	1100.0	600.0		
APT.									
APPL.KITCHEN			PROVIDED	99					
LAUNDRY	COIN=	10	PROVIDED	31.0					
COND.(0-9)				5.2	1.8	9.0	1.0		
BLDG: COND.(0-9)				5.7	1.8				
AGE(yrs)				39.1	22.3				
UNITS				56.8	108.4				
#>5 units	59		57.3						
NO LEASE	37		35.9						
SUBLETS	23		22.3		SUBLET	>5UNIT=	17		
IMMED. AVAIL.	43		41.7		IMMED.	>5UNIT=	24		
NO RENT CONTROL	36		ELIG. FOR R.C.=		67	SAY NO=	27	36	0
OTH.COST HY+HE($ 500		14		35.7	NOT INC	0			
SOURCE OF INT: AGENCY		18							
PAPER		42							
SIGN		13							
OTHER		30							

TORONTO 1

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	21			530.9	290.9	1350.0	220.0	530.9	765.3
BACHELOR ($)		11	52.4	323.1	49.7	400.0	220.0	323.1	ERR
1 BEDR. ($)		3	14.3	505.7	87.3	624.0	416.0	505.7	ERR
2 BEDR> ($)		7	33.3	868.3	254.5	1350.0	573.0	1005.7	765.3
3 BEDR. ($)		0	0.0						
HOUSE ($)		0	0.0						
APT.									
APPL.KITCHEN			PROVIDED	20					
LAUNDRY	COIN=	3	PROVIDED	7.0					
COND.(0-9)				5.7	1.9	9.0	3.0		
BLDG: COND.(0-9)				6.1	1.6				
AGE(yrs)				30.1	22.7				
UNITS				98.9	159.4				
#>5 units	17		81.0						
NO LEASE	4		19.0						
SUBLETS	4		19.0		SUBLET	>5UNIT=	3		
IMMED. AVAIL.	8		38.1		IMMED.	>5UNIT=	6		
NO RENT CONTROL	3		ELIG. FOR R.C.=	10	SAY NO=		2	3	0
OTH.COST HY+HE($	35	2		17.5	NOT INC	0			
SOURCE OF INT:	AGENCY	8							
	PAPER	8							
	SIGN	2							
	OTHER	3							

TORONTO 2

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	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	16			524.6	196.2	850.0	225.0	524.6	502.7
BACHELOR ($)		4	25.0	309.8	50.9	359.0	225.0	335.0	301.3
1 BEDR. ($)		6	37.5	470.8	154.2	715.0	260.0	548.8	315.0
2 BEDR> ($)		3	18.8	678.3	38.6	715.0	625.0	670.0	695.0
3 BEDR. ($)		1	6.3	750.0	0.0	750.0	750.0	750.0	750.0
HOUSE ($)		2	12.5	772.5	77.5	850.0	695.0		
APT.									
APPL.KITCHEN			PROVIDED	15					
LAUNDRY	COIN=	0	PROVIDED	3.0					
COND.(0-9)				4.8	2.7	9.0	1.0		
BLDG: COND.(0-9)				5.1	2.4				
AGE(yrs)				42.0	22.9				
UNITS				15.6	19.4				
#>5 units	7		43.8						
NO LEASE	11		68.8						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	3		18.8		IMMED.	>5UNIT=	0		
NO RENT CONTROL	9		ELIG. FOR	R.C.=	14	SAY NO=	8	9	0
OTH.COST HY+HE($	135	2		67.5	NOT INC	0			
SOURCE OF INT:	AGENCY	5							
	PAPER	9							
	SIGN	0							
	OTHER	2							

TORONTO 3

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	13			868.8	342.2	1685.0	240.0	868.8	801.3
BACHELOR ($)		1	7.7	240.0	0.0	240.0	240.0	ERR	240.0
1 BEDR. ($)		3	23.1	666.7	188.6	925.0	480.0	666.7	ERR
2 BEDR> ($)		4	30.8	988.8	405.2	1685.0	675.0	1685.0	756.7
3 BEDR. ($)		2	15.4	1062.5	137.5	1200.0	925.0	1062.5	925.0
HOUSE ($)		3	23.1	991.7	92.0	1100.0	875.0		
APT.									
APPL.KITCHEN			PROVIDED	13					
LAUNDRY	COIN=	5	PROVIDED	3.0					
COND.(0-9)				5.8	1.6	9.0	3.0		
BLDG: COND.(0-9)				6.2	1.5				
AGE(yrs)				39.1	14.9				
UNITS				51.7	103.3				
#>5 units	5		38.5						
NO LEASE	3		23.1						
SUBLETS	4		30.8		SUBLET	>5UNIT=	3		
IMMED. AVAIL.	3		23.1		IMMED.	>5UNIT=	2		
NO RENT CONTROL	0		ELIG. FOR	R.C.=	4	SAY NO=	0	0	0
OTH.COST HY+HE($ 215		1		215.0	NOT INC	0			
SOURCE OF INT: AGENCY		0							
PAPER		9							
SIGN		1							
OTHER		3							

TORONTO 4
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	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	53			497.3	174.4	950.0	220.0	497.3	553.6
BACHELOR ($)		2	3.8	312.5	27.5	340.0	285.0	340.0	285.0
1 BEDR. ($)		32	60.4	424.4	133.5	730.0	220.0	409.7	397.1
2 BEDR> ($)		13	24.5	618.0	177.7	950.0	332.0	609.7	636.7
3 BEDR. ($)		3	5.7	726.7	48.7	795.0	685.0	726.7	726.7
HOUSE ($)		3	5.7	633.3	23.6	650.0	600.0		
APT.									
APPL.KITCHEN			PROVIDED	51					
LAUNDRY	COIN=	2	PROVIDED	18.0					
COND.(0-9)				5.1	1.5	8.0	2.0		
BLDG: COND.(0-9)				5.5	1.7				
AGE(yrs)				41.3	22.7				
UNITS				53.7	93.8				
#>5 units	30		56.6						
NO LEASE	19		35.8						
SUBLETS	15		28.3		SUBLET	>5UNIT=	11		
IMMED. AVAIL.	29		54.7		IMMED.	>5UNIT=	16		
NO RENT CONTROL	24		ELIG. FOR	R.C.=	39	SAY NO=	17	24	0
OTH.COST HY+HE($	115	10		11.5	NOT INC	0			
SOURCE OF INT: AGENCY		5							
PAPER		16							
SIGN		10							
OTHER		22							

ETOBICOKE

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	36			504.6	230.1	1080.0	188.0	504.6	452.4
BACHELOR ($)		4	11.1	234.5	40.9	300.0	188.0	ERR	234.5
1 BEDR. ($)		15	41.7	375.9	168.5	960.0	210.0	391.9	303.8
2 BEDR> ($)		10	27.8	641.8	179.7	1080.0	365.0	651.6	635.0
3 BEDR. ($)		3	8.3	731.7	44.8	775.0	670.0	731.7	775.0
HOUSE ($)		4	11.1	743.8	90.8	850.0	600.0		
APT.									
APPL.KITCHEN			PROVIDED	33					
LAUNDRY	COIN=	5	PROVIDED	10.0					
COND.(0-9)				5.4	2.7	9.0	0.0		
BLDG: COND.(0-9)				6.2	2.8				
AGE(yrs)				25.0	20.1				
UNITS				89.6	144.5				
#>5 units	22		61.1						
NO LEASE	16		44.4						
SUBLETS	9		25.0		SUBLET	>5UNIT=	6		
IMMED. AVAIL.	17		47.2		IMMED.	>5UNIT=	7		
NO RENT CONTROL	5		ELIG. FOR	R.C.=	19	SAY NO=	1	5	0
OTH.COST HY+HE($	469	4		117.3	NOT INC	0			
SOURCE OF INT: AGENCY		20							
PAPER		6							
SIGN		1							
OTHER		9							

TORONTO 5

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	17			462.3	180.4	850.0	278.0	462.3	592.5
BACHELOR ($)		0	0.0						
1 BEDR. ($)		10	58.8	343.8	51.2	430.0	278.0	339.1	362.5
2 BEDR> ($)		4	23.5	511.5	107.1	660.0	365.0	420.5	602.5
3 BEDR. ($)		2	11.8	762.5	12.5	775.0	750.0	762.5	775.0
HOUSE ($)		1	5.9	850.0	0.0	850.0	850.0		
APT.									
APPL.KITCHEN			PROVIDED	16					
LAUNDRY	COIN=	0	PROVIDED	6.0					
COND.(0-9)				4.3	2.8	9.0	0.0		
BLDG: COND.(0-9)				4.5	2.9				
AGE(yrs)				38.3	19.3				
UNITS				21.8	20.0				
#>5 units	11		64.7						
NO LEASE	8		47.1						
SUBLETS	2		11.8		SUBLET	>5UNIT=	2		
IMMED. AVAIL.	6		35.3		IMMED.	>5UNIT=	3		
NO RENT CONTROL	0		ELIG. FOR R.C.=		13	SAY NO=	0	0	0
OTH.COST HY+HE($	231	3		77.0	NOT INC	0			
SOURCE OF INT: AGENCY		10							
PAPER		1							
SIGN		0							
OTHER		6							

TORONTO 6

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	10			620.7	271.9	1080.0	210.0	620.7	255.0
BACHELOR ($)		1	10.0	300.0	0.0	300.0	300.0	ERR	300.0
1 BEDR. ($)		3	30.0	490.0	334.4	960.0	210.0	630.0	210.0
2 BEDR> ($)		5	50.0	732.4	180.8	1080.0	574.0	732.4	700.0
3 BEDR. ($)		0	0.0						
HOUSE ($)		1	10.0	775.0	0.0	775.0	775.0		
APT.									
APPL.KITCHEN			PROVIDED	10					
LAUNDRY	CUIN=	5	PROVIDED	4.0					
COND.(0-9)				7.1	1.6	9.0	5.0		
BLDG: COND.(0-9)				8.6	0.8				
AGE(yrs)				7.9	4.7				
UNITS				234.9	190.4				
#>5 units	8		80.0						
NO LEASE	3		30.0						
SUBLETS	4		40.0		SUBLET	>5UNIT=	4		
IMMED. AVAIL.	4		40.0		IMMED.	>5UNIT=	2		
NO RENT CONTROL	3		ELIG. FOR R.C.=		2	SAY NO=	0	3	0
OTH.COST HY+HE($	0	1		0.0	NOT INC	0			

SOURCE OF INT:	AGENCY	5
	PAPER	3
	SIGN	0
	OTHER	2

TORONTO 7
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	9			455.3	217.8	750.0	188.0	455.3	378.0
BACHELOR ($)		3	33.3	212.7	17.9	230.0	188.0	ERR	212.7
1 BEDR. ($)		2	22.2	365.0	85.0	450.0	280.0	365.0	280.0
2 BEDR. ($)		1	11.1	710.0	0.0	710.0	710.0	710.0	
3 BEDR. ($)		1	11.1	670.0	0.0	670.0	670.0	670.0	
HOUSE ($)		2	22.2	675.0	75.0	750.0	600.0		
APT.									
APPL.KITCHEN			PROVIDED	7					
LAUNDRY	COIN=	0	PROVIDED	0.0					
COND.(0-9)				5.6	2.5	9.0	1.0		
BLDG: COND.(0-9)				6.8	1.7				
AGE(yrs)				15.4	10.3				
UNITS				56.4	95.7				
#>5 units	3		33.3						
NO LEASE	5		55.6						
SUBLETS	3		33.3		SUBLET >5UNIT=		0		
IMMED. AVAIL.	7		77.8		IMMED. >5UNIT=		2		
NO RENT CONTROL	2		ELIG. FOR R.C.=		4	SAY NO=	1	2	0
OTH.COST HY+HE($ 238		2		119.0	NOT INC	0			
SOURCE OF INT: AGENCY		5							
PAPER		2							
SIGN		1							
OTHER		1							

YORK
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
	=====	=====	=======	=====	=====	===	===	=======	=======
SAMPLE	14			531.6	144.5	800.0	350.0	531.6	608.6
BACHELOR ($)		2	14.3	362.5	12.5	375.0	350.0	375.0	350.0
1 BEDR. ($)		5	35.7	462.2	62.4	580.0	395.0	432.8	580.0
2 BEDR> ($)		4	28.6	576.8	125.5	780.0	450.0	538.5	615.0
3 BEDR. ($)		1	7.1	750.0	0.0	750.0	750.0	750.0	750.0
HOUSE ($)		2	14.3	675.0	125.0	800.0	550.0		
APT.									
APPL.KITCHEN			PROVIDED	12					
LAUNDRY	COIN=	2	PROVIDED	5.0					
COND.(0-9)				6.6	1.3	9.0	5.0		
BLDG: COND.(0-9)				5.8	1.9				
AGE(yrs)				19.8	13.0				
UNITS				84.8	114.1				
#>5 units	7		50.0						
NO LEASE	4		28.6						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	9		64.3		IMMED.	>5UNIT=	3		
NO RENT CONTROL	5		ELIG. FOR	R.C.=	7	SAY NO=	2	5	0
OTH.COST HY+HE($	95	3		31.7	NOT INC	0			
SOURCE OF INT:	AGENCY	4							
	PAPER	10							
	SIGN	0							
	OTHER	0							

EAST YORK
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	11			701.8	291.3	1200.0	375.0	701.8	551.7
BACHELOR ($)		1	9.1	400.0	0.0	400.0	400.0	ERR	400.0
1 BEDR. ($)		3	27.3	459.0	42.8	500.0	400.0	438.5	450.0
2 BEDR> ($)		2	18.2	502.5	127.5	630.0	375.0	630.0	375.0
3 BEDR. ($)		3	27.3	1101.0	71.4	1200.0	[illegible]	1101.0	
HOUSE ($)		2	18.2	817.5	117.5	935.0	700.0		
APT.									
AFPL.KITCHEN			PROVIDED	11					
LAUNDRY	COIN=	3	PROVIDED	3.0					
COND.(0-9)				6.0	1.3	8.0	4.0		
BLDG: COND.(0-9)				6.2	1.4				
AGE(yrs)				24.2	20.1				
UNITS				187.4	216.2				
#>5 units	5		45.5						
NO LEASE	5		45.5						
SUBLETS	1		9.1		SUBLET	>5UNIT=	1		
IMMED. AVAIL.	5		45.5		IMMED.	>5UNIT=	1		
NO RENT CONTROL	1		ELIG. FOR R.C.=		5	SAY NO=	1	1	0
OTH.COST HY+HE($	0	5		0.0	NOT INC	0			
SOURCE OF INT: AGENCY		4							
PAPER		3							
SIGN		2							
OTHER		2							

SCARBOROUGH
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<5 UNIT
SAMPLE	42			624.4	134.1	980.0	417.0	624.4	672.3
BACHELOR ($)		0	0.0						
1 BEDR. ($)		17	40.5	569.1	115.7	795.0	417.0	573.4	500.0
2 BEDR> ($)		18	42.9	630.6	140.4	980.0	485.0	630.6	
3 BEDR. ($)		5	11.9	736.2	62.8	800.0	616.0	736.2	
HOUSE ($)		2	4.8	758.5	31.5	790.0	727.0		
APT.									
APPL.KITCHEN			PROVIDED	42					
LAUNDRY	COIN=	3	PROVIDED	32.0					
COND.(0-9)				5.5	2.0	9.0	2.0		
BLDG: COND.(0-9)				5.7	1.8				
AGE(yrs)				8.1	4.8				
UNITS				175.5	75.3				
#>5 units	39		92.9						
NO LEASE	0		0.0						
SUBLETS	1		2.4		SUBLET	>5UNIT=	1		
IMMED. AVAIL.	22		52.4		IMMED.	>5UNIT=	20		
NO RENT CONTROL	2		ELIG.	FOR R.C.=	7	SAY NO=	0	2	0
OTH.COST HY+HE($	0	4		0.0	NOT INC	0			

SOURCE OF INT:	AGENCY	21
	PAPER	8
	SIGN	1
	OTHER	12

TORONTO 10
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	16			690.1	128.3	980.0	485.0	690.1	
BACHELOR ($)		0	0.0						
1 BEDR. ($)		6	37.5	700.0	65.9	795.0	625.0	700.0	
2 BEDR> ($)		9	56.3	676.8	174.6	980.0	485.0	676.8	
3 BEDR. ($)		1	6.3	750.0	0.0	750.0	750.0	750.0	
HOUSE ($)		0	0.0						
APT.									
APPL.KITCHEN			PROVIDED	16					
LAUNDRY	COIN=	3	PROVIDED	9.0					
COND.(0-9)				6.1	2.0	9.0	3.0		
BLDG: COND.(0-9)				6.4	1.7				
AGE(yrs)				6.8	4.3				
UNITS				216.2	76.5				
#>5 units	16		100.0						
NO LEASE	0		0.0						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	6		37.5		IMMED.	>5UNIT=	6		
NO RENT CONTROL	0		ELIG. FOR	R.C.=	2	SAY NO=	0	0	0
OTH.COST HY+HE($	0	2		0.0	NOT INC	0			
SOURCE OF INT: AGENCY		9							
PAPER		4							
SIGN		0							
OTHER		3							

TORONTO 11
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	8			691.1	110.9	800.0	452.0	691.1	758.5
BACHELOR ($)		0	0.0						
1 BEDR. ($)		3	37.5	565.7	80.4	625.0	452.0	565.7	
2 BEDR> ($)		0	0.0	:					
3 BEDR. ($)		3	37.5	771.7	20.9	800.0	750.0	771.7	
HOUSE ($)		2	25.0	758.5	31.5	790.0	727.0		
APT.									
APPL.KITCHEN			PROVIDED	8					
LAUNDRY	COIN=	0	PROVIDED	6.0					
COND.(0-9)				6.1	2.2	9.0	2.0		
BLDG: COND.(0-9)				6.5	1.3				
AGE(yrs)				5.3	3.5				
UNITS				136.5	85.9				
#>5 units	6		75.0						
NO LEASE	0		0.0						
SUBLETS	1		12.5		SUBLET >5UNIT=		1		
IMMED. AVAIL.	4		50.0		IMMED. >5UNIT=		3		
NO RENT CONTROL	1		ELIG. FOR R.C.=		0	SAY NO=	0	1	0
OTH.COST HY+HE($	0	2		0.0	NOT INC	0			

SOURCE OF INT:	AGENCY	6
	PAPER	1
	SIGN	0
	OTHER	1

TORONTO 12

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	18			536.3	76.8	700.0	417.0	536.3	500.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		8	44.4	472.3	23.0	500.0	417.0	468.3	500.0
2 BEDR> ($)		9	50.0	584.3	68.2	700.0	497.0	584.3	
3 BEDR. ($)		1	5.6	616.0	0.0	616.0	616.0	616.0	
HOUSE ($)		0	0.0						
APT.									
APPL.KITCHEN			PROVIDED	18					
LAUNDRY	COIN=	0	PROVIDED	17.0					
COND.(0-9)				4.8	1.5	9.0	3.0		
BLDG: COND.(0-9)				4.8	1.6				
AGE(yrs)				10.7	4.5				
UNITS				155.6	45.2				
#>5 units	17		94.4						
NO LEASE	0		0.0						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	12		66.7		IMMED. >5UNIT=		11		
NO RENT CONTROL	1		ELIG. FOR R.C.=		5	SAY NO=	0	1	0
OTH.COST HY+HE($	0	1		0.0	NOT INC	0			

SOURCE OF INT:	AGENCY	6
	PAPER	3
	SIGN	1
	OTHER	8

NORTH YORK
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	73			724.0	439.6	3500.0	225.0	724.0	823.5
BACHELOR ($)		0	0.0	ERR	ERR	ERR	ERR	ERR	ERR
1 BEDR. ($)		17	23.3	471.9	224.3	1160.0	225.0	481.5	347.9
2 BEDR> ($)		30	41.1	604.6	142.1	1000.0	421.0	603.1	690.7
3 BEDR. ($)		12	16.4	750.1	186.3	1200.0	571.0	750.1	800.0
HOUSE ($)		14	19.2	1201.4	721.3	3500.0	700.0		
APT.									
APPL.KITCHEN			PROVIDED	68					
LAUNDRY	COIN=	16	PROVIDED	18.0					
COND.(0-9)				6.5	1.8	9.0	2.0		
BLDG: COND.(0-9)				6.5	1.8				
AGE(yrs)				13.9	10.7				
UNITS				102.0	112.0				
#>5 units	47		64.4						
NO LEASE	14		19.2						
SUBLETS	5		6.8		SUBLET	>5UNIT=	3		
IMMED. AVAIL.	38		52.1		IMMED.	>5UNIT=	19		
NO RENT CONTROL	19		ELIG.	FOR R.C.=	16	SAY NO=	6	19	0
OTH.COST HY+HE($1513		10		151.3	NOT INC	0			
SOURCE OF INT: AGENCY		22							
PAPER		39							
SIGN		1							
OTHER		11							

TORONTO 13

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	13			736.1	158.1	1150.0	569.0	736.1	863.7
BACHELOR ($)		0	0.0						
1 BEDR. ($)		3	23.1	638.3	2.4	640.0	635.0	638.3	
2 BEDR> ($)		8	61.5	744.3	122.2	1000.0	569.0	753.8	720.5
3 BEDR. ($)		1	7.7	603.0	0.0	603.0	603.0	603.0	
HOUSE ($)		1	7.7	1150.0	0.0	1150.0	[illegible]		
APT.									
APPL.KITCHEN			PROVIDED	13					
LAUNDRY	COIN=	2	PROVIDED	9.0					
COND.(0-9)				5.7	1.4	8.0	4.0		
BLDG: COND.(0-9)				6.0	1.7				
AGE(yrs)				12.6	17.0				
UNITS				113.8	72.5				
#>5 units	10		76.9						
NO LEASE	0		0.0						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	5		38.5		IMMED. >5UNIT=		3		
NO RENT CONTROL	1		ELIG. FOR R.C.=		1	SAY NO=	0	1	0
OTH.COST HY+HE($ 150		1		150.0	NOT INC	0			
SOURCE OF INF: AGENCY		3							
PAPER		8							
SIGN		0							
OTHER		2							

TORONTO 14
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	12			1218.3	782.4	3500.0	692.0	1218.3	1465.8
BACHELOR ($)		0	0.0						
1 BEDR. ($)		1	8.3	695.0	0.0	695.0	695.0	695.0	
2 BEDR> ($)		1	8.3	692.0	0.0	692.0	692.0	692.0	
3 BEDR. ($)		3	25.0	843.5	56.5	900.0	787.0	843.5	900.0
HOUSE ($)		7	58.3	1492.1	923.4	3500.0	700.0		
APT.									
APPL.KITCHEN			PROVIDED	11					
LAUNDRY	COIN=	5	PROVIDED	2.0					
COND.(0-9)				6.6	1.4	9.0	5.0		
BLDG: COND.(0-9)				6.3	1.6				
AGE(yrs)				18.7	5.8				
UNITS				97.1	117.7				
#>5 units	6		50.0						
NO LEASE	0		0.0						
SUBLETS	2		16.7		SUBLET >5UNIT=		1		
IMMED. AVAIL.	3		25.0		IMMED. >5UNIT=		1		
NO RENT CONTROL	4		ELIG. FOR R.C.=		0	SAY NO=	0	4	0
OTH.COST HY+HE($ 462		3		154.0	NOT INC	0			

SOURCE OF INT: AGENCY	7
PAPER	4
SIGN	0
OTHER	1

TORONTO 15
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	10			589.9	161.0	848.0	421.0	589.9	625.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		1	10.0	450.0	0.0	450.0	450.0	450.0	450.0
2 BEDR> ($)		8	80.0	[illegible].1	156.1	848.0	421.0	581.1	844.0
3 BEDR. ($)		0	0.0						
HOUSE ($)		1	10.0	800.0	0.0	800.0	800.0		
APT.									
APPL.KITCHEN			PROVIDED	9					
LAUNDRY	COIN=	0	PROVIDED	1.0					
COND.(0-9)				5.6	1.9	9.0	2.0		
BLDG: COND.(0-9)				4.9	1.9				
AGE(yrs)				21.1	5.4				
UNITS				79.6	92.6				
#>5 units	8		80.0						
NO LEASE	3		30.0						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	7		70.0		IMMED.	>5UNIT=	5		
NO RENT CONTROL	2		ELIG. FOR	R.C.=	4	SAY NO=	0	2	0
OTH.COST HY+HE($	174	1		174.0	NOT INC	0			
SOURCE OF INT:	AGENCY	1							
	PAPER	7							
	SIGN	0							
	OTHER	2							

TORONTO 16

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	11			706.2	384.2	1235.0	295.0	706.2	582.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		5	45.5	483.0	339.3	1160.0	295.0	483.0	320.0
2 BEDR> ($)		3	27.3	484.0	16.0	500.0	468.0	484.0	
3 BEDR. ($)		1	9.1	1200.0	0.0	1200.0		1200.0	
HOUSE ($)		2	18.2	975.0	125.0	1100.0	850.0		
APT.									
APPL.KITCHEN			PROVIDED	10					
LAUNDRY	COIN=	5	PROVIDED	2.0					
COND.(0-9)				6.5	2.2	9.0	3.0		
BLDG: COND.(0-9)				7.2	1.7				
AGE(yrs)				14.0	8.0				
UNITS				128.2	163.7				
#>5 units	6		54.5						
NO LEASE	5		45.5						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	6		54.5		IMMED. >5UNIT=		1		
NO RENT CONTROL	4		ELIG. FOR R.C.=		3	SAY NO=	1	4	0
OTH.COST HY+HE($	267	1		267.0	NOT INC	0			
SOURCE OF INT:	AGENCY	2							
	PAPER	6							
	SIGN	1							
	OTHER	2							

TORONTO 17
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	27			555.4	157.5	850.0	225.0	555.4	586.5
BACHELOR ($)		0	0.0	ERR	ERR	ERR	ERR	ERR	ERR
1 BEDR. ($)		7	25.9	364.0	95.4	500.0	225.0	349.6	341.7
2 BEDR> ($)		10	37.0	541.1	68.8	675.0	450.0	549.5	507.5
3 BEDR. ($)		7	25.9	652.2	57.4	725.0	571.0	652.2	700.0
HOUSE ($)		3	11.1	825.0	20.4	850.0	800.0		
APT.									
APPL.KITCHEN			PROVIDED	25					
LAUNDRY	COIN=	4	PROVIDED	4.0					
COND.(0-9)				7.1	1.6	9.0	2.0		
BLDG: COND.(0-9)				7.2	1.2				
AGE(yrs)				12.0	7.8				
UNITS				95.9	103.2				
#>5 units	17		63.0						
NO LEASE	6		22.2						
SUBLETS	3		11.1		SUBLET >5UNIT=		2		
IMMED. AVAIL.	17		63.0		IMMED. >5UNIT=		9		
NO RENT CONTROL	8		ELIG. FOR R.C.=	8		SAY NO=	5	8	0
OTH.COST HY+HE($	460	8		57.5	NOT INC	0			
SOURCE OF INT: AGENCY		9							
PAPER		14							
SIGN		0							
OTHER		4							

OTTAWA
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	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
	=====	=====	=======	=====	=====	===	===	=======	=======
SAMPLE	103			565.5	166.6	1250.0	170.0	565.5	594.7
BACHELOR ($)		3	2.9	326.0	85.6	388.0	205.0	296.5	385.0
1 BEDR. ($)		39	37.9	460.3	127.1	800.0	170.0	463.5	452.1
2 BEDR> ($)		37	35.9	623.7	112.4	875.0	376.0	625.9	615.6
3 BEDR. ($)		8	7.8	716.0	263.4	1250.0	400.0	716.0	858.3
HOUSE ($)		16	15.5	656.9	93.8	850.0	477.0		
APT.									
APPL.KITCHEN			PROVIDED	96					
LAUNDRY	COIN=	16	PROVIDED	45.0					
COND.(0-9)				6.2	2.0	9.0	0.0		
BLDG: COND.(0-9)				6.1	1.9				
AGE(yrs)				18.1	15.3				
UNITS				89.7	111.6				
#>5 units	65		63.1						
NO LEASE	8		7.8						
SUBLETS	12		11.7		SUBLET	>5UNIT=	11		
IMMED. AVAIL.	53		51.5		IMMED.	>5UNIT=	37		
NO RENT CONTROL	24		ELIG. FOR	R.C.=	46	SAY NO=	11	24	0
OTH.COST HY+HE($	972	35		27.8	NOT INC	0			
SOURCE OF INT:	AGENCY	18							
	PAPER	51							
	SIGN	7							
	OTHER	27							

OTTAWA 1
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	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	14			629.1	129.0	780.0	400.0	629.1	533.3
BACHELOR ($)		0	0.0						
1 BEDR. ($)		6	42.9	505.7	67.7	573.0	400.0	526.8	400.0
2 BEDR> ($)		7	50.0	731.9	75.4	780.0	550.0	762.2	550.0
3 BEDR. ($)		0	0.0						
HOUSE ($)		1	7.1	650.0	0.0	650.0	650.0		
APT.									
APPL.KITCHEN			PROVIDED	14					
LAUNDRY	COIN=	5	PROVIDED	3.0					
COND.(0-9)				7.4	2.2	9.0	2.0		
BLDG: COND.(0-9)				7.7	1.9				
AGE(yrs)				11.1	11.0				
UNITS				186.4	127.5				
#>5 units	11		78.6						
NO LEASE	1		7.1						
SUBLETS	1		7.1		SUBLET	>5UNIT=	1		
IMMED. AVAIL.	7		50.0		IMMED.	>5UNIT=	6		
NO RENT CONTROL	3		ELIG. FOR R.C.=	4		SAY NO=	1	3	0
OTH.COST HY+HE($	12	5		2.4	NOT INC	0			

SOURCE OF INT:		
	AGENCY	0
	PAPER	11
	SIGN	0
	OTHER	3

OTTAWA 2
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	17			510.2	199.2	875.0	170.0	510.2	
BACHELOR ($)		2	11.8	296.5	91.5	388.0	205.0	296.5	
1 BEDR. ($)		8	47.1	500.6	211.8	750.0	170.0	500.6	
2 BEDR> ($)		6	35.3	612.7	148.2	875.0	376.0	612.7	
3 BEDR. ($)		1	5.9	400.0	0.0	400.0	400.0	400.0	
HOUSE ($)		0	0.0						
APT.									
APPL.KITCHEN			PROVIDED	16					
LAUNDRY	COIN=	2	PROVIDED	4.0					
COND.(0-9)				5.6	1.8	9.0	3.0		
BLDG: COND.(0-9)				5.8	1.7				
AGE(yrs)				24.6	15.3				
UNITS				94.8	141.6				
#>5 units	17		100.0						
NO LEASE	1		5.9						
SUBLETS	1		5.9		SUBLET	>5UNIT=	1		
IMMED. AVAIL.	9		52.9		IMMED.	>5UNIT=	9		
NO RENT CONTROL	5		ELIG. FOR R.C.=		10	SAY NO=	3	5	0
OTH.COST HY+HE($	98	10		9.8	NOT INC	0			
SOURCE OF INT: AGENCY		0							
PAPER		10							
SIGN		2							
OTHER		5							

OTTAWA 3
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	19			598.5	208.5	1250.0	350.0	598.5	673.3
BACHELOR ($)		1	5.3	385.0	0.0	385.0	385.0		385.0
1 BEDR. ($)		8	42.1	476.9	134.7	800.0	350.0	412.4	584.3
2 BEDR> ($)		7	36.8	667.3	89.7	795.0	550.0	644.0	698.3
3 BEDR. ($)		2	10.5	925.0	325.0	1250.0	600.0	925.0	925.0
HOUSE ($)		1	5.3	650.0	0.0	650.0	650.0		
APT.									
APPL.KITCHEN			PROVIDED	18					
LAUNDRY	COIN=	3	PROVIDED	9.0					
COND.(0-9)				6.5	2.6	9.0	0.0		
BLDG: COND.(0-9)				6.5	2.2				
AGE(yrs)				32.9	17.1				
UNITS				38.5	58.6				
#>5 units	9		47.4						
NO LEASE	2		10.5						
SUBLETS	3		15.8		SUBLET	>5UNIT=	2		
IMMED. AVAIL.	3		15.8		IMMED.	>5UNIT=	1		
NO RENT CONTROL	11		ELIG. FOR R.C.=		12	SAY NO=	7	11	0
OTH.COST HY+HE($	93	8		11.6	NOT INC	0			
SOURCE OF INT: AGENCY		0							
PAPER		16							
SIGN		0							
OTHER		3							

OTTAWA 4

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	19			486.3	108.7	800.0	350.0	486.3	524.3
BACHELOR ($)		0	0.0						
1 BEDR. ($)		11	57.9	414.3	43.0	495.0	350.0	429.6	373.3
2 BEDR> ($)		4	21.1	533.0	49.6	572.0	450.0	533.0	
3 BEDR. ($)		0	0.0						
HOUSE ($)		4	21.1	637.5	96.0	800.0	550.0		
APT.									
APPL.KITCHEN			PROVIDED	19					
LAUNDRY	COIN=	3	PROVIDED	14.0					
COND.(0-9)				5.6	1.3	7.0	3.0		
BLDG: COND.(0-9)				5.5	1.1				
AGE(yrs)				11.3	10.2				
UNITS				85.8	90.4				
#>5 units	12		63.2						
NO LEASE	1		5.3						
SUBLETS	1		5.3		SUBLET >5UNIT=		1		
IMMED. AVAIL.	16		84.2		IMMED. >5UNIT=		11		
NO RENT CONTROL	0		ELIG. FOR R.C.=		5	SAY NO=	0	0	0
OTH.COST HY+HE($	22	7		3.1	NOT INC	0			
SOURCE OF INT:	AGENCY	14							
	PAPER	1							
	SIGN	0							
	OTHER	4							

OTTAWA 5

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	14			599.0	152.4	970.0	324.0	599.0	583.4
BACHELOR ($)		0	0.0						
1 BEDR. ($)		3	21.4	424.7	78.3	515.0	324.0	419.5	435.0
2 BEDR> ($)		5	35.7	589.4	82.0	689.0	460.0	589.4	
3 BEDR. ($)		2	14.3	841.5	128.5	970.0	713.0	841.5	
HOUSE ($)		4	28.6	620.5	85.1	700.0	477.0		
APT.									
APPL.KITCHEN			PROVIDED	13					
LAUNDRY	COIN=	0	PROVIDED	9.0					
COND.(0-9)				5.9	1.5	9.0	4.0		
BLDG: COND.(0-9)				6.0	1.6				
AGE(yrs)				11.7	6.7				
UNITS				109.0	107.6				
#>5 units	9		64.3						
NO LEASE	0		0.0						
SUBLETS	3		21.4		SUBLET	>5UNIT=	3		
IMMED. AVAIL.	5		35.7		IMMED.	>5UNIT=	5		
NO RENT CONTROL	1		ELIG. FOR	R.C.=	8	SAY NO=	0	1	0
OTH.COST HY+HE($ 480		1		480.0	NOT INC	0			
SOURCE OF INT: AGENCY		0							
PAPER		0							
SIGN		3							
OTHER		11							

OTTAWA 6

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	9			544.4	107.4	725.0	415.0	544.4	544.4
BACHELOR ($)		0	0.0						
1 BEDR. ($)		3	33.3	421.7	4.7	425.0	415.0		421.7
2 BEDR> ($)		4	44.4	570.0	63.3	675.0	505.0		570.0
3 BEDR. ($)		1	11.1	725.0	0.0	725.0	725.0	725.0	725.0
HOUSE ($)		1	11.1	630.0	0.0	630.0	630.0		
APT.									
APPL.KITCHEN			PROVIDED	7					
LAUNDRY	COIN=	2	PROVIDED	2.0					
COND.(0-9)				5.2	1.5	8.0	3.0		
BLDG: COND.(0-9)				4.1	0.9				
AGE(yrs)				22.8	13.4				
UNITS				2.3	0.8				
#>5 units	0		0.0						
NO LEASE	1		11.1						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	7		77.8		IMMED.	>5UNIT=	0		
NO RENT CONTROL	0		ELIG. FOR	R.C.=	7	SAY NO=	0	0	0
UTH.COST HY+HE($	192	1		192.0	NOT INC	0			
SOURCE OF INF: AGENCY		0							
PAPER		8							
SIGN		0							
OTHER		1							

OTTAWA 7

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	4			676.3	104.0	850.0	575.0	676.3	850.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		0	0.0						
2 BEDR> ($)		2	50.0	602.5	27.5	630.0	575.0	602.5	
3 BEDR. ($)		1	25.0	650.0	0.0	650.0	650.0	650.0	
HOUSE ($)		1	25.0	850.0	0.0	850.0	850.0		
APT.									
APPL.KITCHEN			PROVIDED	3					
LAUNDRY	COIN=	1	PROVIDED	1.0					
COND.(0-9)				7.5	0.9	9.0	7.0		
BLDG: COND.(0-9)				7.5	0.9				
AGE(yrs)				11.5	5.2				
UNITS				150.3	86.2				
#>5 units	3		75.0						
NO LEASE	1		25.0						
SUBLETS	1		25.0		SUBLET	>5UNIT=	1		
IMMED. AVAIL.	1		25.0		IMMED.	>5UNIT=	1		
NO RENT CONTROL	2		ELIG. FOR R.C.=		0	SAY NO=	0	2	0
OTH.COST HY+HE($	0	2		0.0	NOT INC	0			

SOURCE OF INT:	AGENCY	0
	PAPER	4
	SIGN	0
	OTHER	0

OTTAWA 8

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	7			594.4	123.0	768.0	420.0	594.4	643.3
BACHELOR ($)		0	0.0						
1 BEDR. ($)		0	0.0						
2 BEDR> ($)		2	28.6	521.5	71.5	593.0	450.0	521.5	
3 BEDR. ($)		1	14.3	420.0	0.0	420.0	420.0	420.0	
HOUSE ($)		4	57.1	674.5	85.0	768.0	580.0		
APT.									
APPL.KITCHEN			PROVIDED	6					
LAUNDRY	COIN=	0	PROVIDED	3.0					
COND.(0-9)				7.0	1.9	9.0	5.0		
BLDG: COND.(0-9)				6.1	1.5				
AGE(yrs)				5.9	5.9				
UNITS				72.0	64.1				
#>5 units	4		57.1						
NO LEASE	1		14.3						
SUBLETS	2		28.6		SUBLET	>5UNIT=	2		
IMMED. AVAIL.	5		71.4		IMMED.	>5UNIT=	4		
NO RENT CONTROL	2		ELIG. FOR R.C.=		0	SAY NO=	0	2	0
OTH.COST HY+HE($	75	5		15.0	NOT INC	0			
SOURCE OF INT: AGENCY		4							
PAPER		1							
SIGN		2							
OTHER		0							

LONDON

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	51			430.5	181.1	1100.0	160.0	430.5	500.3
BACHELOR ($)		2	3.9	304.0	41.0	345.0	263.0	304.0	
1 BEDR. ($)		16	31.4	297.9	-71.9	410.0	160.0	318.3	247.5
2 BEDR> ($)		18	35.3	429.1	92.4	625.0	295.0	426.6	470.0
3 BEDR. ($)		1	2.0	477.0	0.0	477.0	477.0	477.0	
HOUSE ($)		14	27.5	598.6	227.2	1100.0	300.0		
APT.									
APPL.KITCHEN			PROVIDED	51					
LAUNDRY	COIN=	9	PROVIDED	25.0					
COND.(0-9)				5.3	1.5	9.0	2.0		
BLDG: COND.(0-9)				5.3	1.4				
AGE(yrs)				24.5	14.9				
UNITS				69.9	94.0				
#>5 units	35		68.6						
NO LEASE	8		15.7						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	26		51.0		IMMED.	>5UNIT=	15		
NO RENT CONTROL	11		ELIG. FOR	R.C.=	37	SAY NO=	5	11	0
OTH.COST HY+HE($	12	21		0.6	NOT INC	0			

SOURCE OF INF:	AGENCY	11
	PAPER	23
	SIGN	1
	OTHER	16

LONDON 1
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	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	8			376.4	140.4	625.0	200.0	376.4	367.5
BACHELOR ($)		2	25.0	304.0	41.0	345.0	263.0	304.0	
1 BEDR. ($)		2	25.0	232.5	32.5	265.0	200.0	200.0	265.0
2 BEDR> ($)		4	50.0	484.5	115.8	625.0	308.0	489.3	470.0
3 BEDR. ($)		0	0.0						
HOUSE ($)		0	0.0						
APT.									
APPL.KITCHEN			PROVIDED	8					
LAUNDRY	COIN=	1	PROVIDED	4.0					
COND.(0-9)				5.6	1.9	9.0	3.0		
BLDG: COND.(0-9)				6.0	1.4				
AGE(yrs)				29.0	19.3				
UNITS				80.6	78.1				
#>5 units	6		75.0						
NO LEASE	1		12.5						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	2		25.0		IMMED. >5UNIT=		2		
NO RENT CONTROL	3		ELIG. FOR R.C.=		5	SAY NO=	0	3	0
OTH.COST HY+HE($	0	4		0.0	NOT INC	0			
SOURCE OF INT: AGENCY		0							
PAPER		4							
SIGN		0							
OTHER		4							

LONDON 2
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	5			373.6	52.7	470.0	313.0	373.6	
BACHELOR ($)		0	0.0						
1 BEDR. ($)		1	20.0	313.0	0.0	313.0	313.0	313.0	
2 BEDR> ($)		1	20.0	354.0	0.0	354.0	354.0	354.0	
3 BEDR. ($)		0	0.0						
HOUSE ($)		3	60.0	400.3	50.7	470.0	351.0		
APT.									
APPL.KITCHEN			PROVIDED	5					
LAUNDRY	COIN=	0	PROVIDED	2.0					
COND.(0-9)				5.2	2.0	9.0	3.0		
BLDG: COND.(0-9)				5.2	2.0				
AGE(yrs)				18.0	7.5				
UNITS				88.0	53.8				
#>5 units	5		100.0						
NO LEASE	0		0.0						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	4		80.0		IMMED. >5UNIT=		4		
NO RENT CONTROL	1		ELIG. FOR R.C.=		3 SAY NO=		1	1	0
OTH.COST HY+HE($	0	5		0.0	NOT INC	0			

SOURCE OF INT:		
	AGENCY	1
	PAPER	4
	SIGN	0
	OTHER	0

LONDON 3
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	6 UNIT
SAMPLE	6			383.3	105.5	600.0	275.0	383.3	433.3
BACHELOR ($)		0	0.0						
1 BEDR. ($)		2	33.3	287.5	12.5	300.0	275.0	275.0	300.0
2 BEDR. ($)		2	33.3	362.5	2.5	365.0	360.0	362.5	
3 BEDR. ($)		0	0.0						
HOUSE ($)		2	33.3	500.0	100.0	600.0	400.0		
APT.									
APPL.KITCHEN			PROVIDED	6					
LAUNDRY	COIN=	2	PROVIDED	1.0					
COND.(0-9)				4.5	0.8	5.0	3.0		
BLDG: COND.(0-9)				4.7	0.7				
AGE(yrs)				40.0	13.8				
UNITS				6.7	6.7				
#>5 units	3		50.0						
NO LEASE	0		0.0						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	4		66.7		IMMED.	>5UNIT=	2		
NO RENT CONTROL	2		ELIG. FOR R.C.=		6	SAY NO=	2	2	0
OTH.COST HY+HE($	6	2		3.0	NOT INC	0			
SOURCE OF INT:	AGENCY	4							
	PAPER	0							
	SIGN	0							
	OTHER	2							

LONDON 4

=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
	=====	=====	=======	=====	=====	===	===	=======	=======
SAMPLE	10			574.5	311.2	1100.0	160.0	574.5	599.4
BACHELOR ($)		0	0.0						
1 BEDR. ($)		4	40.0	248.8	69.3	350.0	160.0	285.0	215.0
2 BEDR> ($)		0	0.0						
3 BEDR. ($)		0	0.0						
HOUSE ($)		6	60.0	791.7	200.9	1100.0	500.0		
APT.									
APPL.KITCHEN			PROVIDED	10					
LAUNDRY	COIN=	6	PROVIDED	1.0					
COND.(0-9)				5.0	0.0	5.0	5.0		
BLDG: COND.(0-9)				5.0	0.0				
AGE(yrs)				31.0	14.5				
UNITS				21.2	59.6				
#>5 units	1		10.0						
NO LEASE	0		0.0						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	8		80.0		IMMED. >5UNIT=		1		
NO RENT CONTROL	0		ELIG. FOR R.C.=		6	SAY NO=	0	0	0
OTH.CUST HY+HE($	0	6		0.0	NOT INC	0			
SOURCE OF INF: AGENCY		5							
PAPER		0							
SIGN		0							
OTHER		5							

LONDON 5
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	10			386.2	107.8	575.0	270.0	386.2	287.5
BACHELOR ($)		0	0.0						
1 BEDR. ($)		3	30.0	318.0	64.4	409.0	270.0	339.5	275.0
2 BEDR> ($)		5	50.0	406.6	94.6	560.0	295.0	406.6	
3 BEDR. ($)		0	0.0						
HOUSE ($)		2	20.0	437.5	137.5	575.0	300.0		
APT.									
APPL.KITCHEN			PROVIDED	10					
LAUNDRY	COIN=	0	PROVIDED	7.0					
COND.(0-9)				4.4	1.3	6.0	2.0		
BLDG: COND.(0-9)				4.7	1.2				
AGE(yrs)				19.0	9.8				
UNITS				62.7	73.8				
#>5 units	8		80.0						
NO LEASE	4		40.0						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	4		40.0		IMMED.	>5UNIT=	2		
NO RENT CONTROL	3		ELIG. FOR	R.C.=	7	SAY NO=	2	3	0
OTH.COST HY+HE($	6	4		1.5	NOT INC	0			

SOURCE OF INT:	AGENCY	0
	PAPER	5
	SIGN	1
	OTHER	4

LONDON 6

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	12			430.8	76.4	555.0	280.0	430.8	
BACHELOR ($)		0	0.0						
1 BEDR. ($)		4	33.3	366.0	50.6	410.0	280.0	366.0	
2 BEDR> ($)		6	50.0	445.5	63.5	552.0	365.0	445.5	
3 BEDR. ($)		1	8.3	477.0	0.0	477.0	477.0	477.0	
HOUSE ($)		1	8.3	555.0	0.0	555.0	555.0		
APT.									
APPL.KITCHEN			PROVIDED	12					
LAUNDRY	COIN=	0	PROVIDED	10.0					
COND.(0-9)				6.3	1.4	9.0	4.0		
BLDG: COND.(0-9)				5.9	1.4				
AGE(yrs)				15.6	5.5				
UNITS				133.3	128.4				
#>5 units	12		100.0						
NO LEASE	3		25.0						
SUBLETS	0		0.0		SUBLET >5UNIT=		0		
IMMED. AVAIL.	4		33.3		IMMED. >5UNIT=		4		
NO RENT CONTROL	2		ELIG. FOR R.C.=		10	SAY NO=	0	2	0
OTH.COST HY+HE($	0	2		0.0	NOT INC	0			
SOURCE OF INT: AGENCY		1							
PAPER		10							
SIGN		0							
OTHER		1							

KINGSTON
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	50			504.8	171.5	1250.0	120.0	504.8	526.6
BACHELOR ($)		0	0.0						
1 BEDR. ($)		19	38.0	384.8	119.6	560.0	120.0	414.7	301.0
2 BEDR> ($)		18	36.0	535.3	116.7	840.0	390.0	522.0	581.8
3 BEDR. ($)		4	8.0	535.0	15.4	560.0	520.0	535.0	525.0
HOUSE ($)		9	18.0	683.9	202.8	1250.0	550.0		
APT.									
APPL.KITCHEN			PROVIDED	46					
LAUNDRY	COIN=	9	PROVIDED	20.0					
COND.(0-9)				6.8	1.6	9.0	3.0		
BLDG: COND.(0-9)				6.7	1.5				
AGE(yrs)				21.2	25.7				
UNITS				58.1	63.7				
#>5 units	36		72.0						
NO LEASE	4		8.0						
SUBLETS	8		16.0		SUBLET	>5UNIT=	6		
IMMED. AVAIL.	28		56.0		IMMED.	>5UNIT=	18		
NO RENT CONTROL	10		ELIG. FOR R.C.=		20	SAY NO=	5	10	0
UTIL.COST HY+HE($	195	22		8.9	NOT INC	0			
SOURCE OF INT: AGENCY		21							
PAPER		24							
SIGN		3							
OTHER		2							

KINGSTON 1
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	13			552.8	261.9	1250.0	215.0	552.8	577.9
BACHELOR ($)		0	0.0						
1 BEDR. ($)		6	46.2	368.3	117.4	560.0	215.0	436.7	300.0
2 BEDR> ($)		3	23.1	625.3	165.9	840.0	436.0		625.3
3 BEDR. ($)		0	0.0						
HOUSE ($)		4	30.8	775.0	277.8	1250.0	550.0		
APT.									
APPL.KITCHEN			PROVIDED	13					
LAUNDRY	COIN=	6	PROVIDED	1.0					
COND.(0-9)				6.4	1.8	9.0	3.0		
BLDG: COND.(0-9)				5.9	1.8				
AGE(yrs)				39.0	23.9				
UNITS				15.5	28.8				
#>5 units	4		30.8						
NO LEASE	0		0.0						
SUBLETS	2		15.4		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	5		38.5		IMMED.	>5UNIT=	0		
NO RENT CONTROL	3		ELIG. FOR R.C.=		9	SAY NO=	3	3	0
OTH.COST HY+HE($	20	9		2.2	NOT INC	0			
SOURCE OF INT:	AGENCY	10							
	PAPER	3							
	SIGN	0							
	OTHER	0							

KINGSTON 2
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
	=====	=====	=======	=====	=====	===	===	=======	======
SAMPLE	15			472.1	96.0	560.0	160.0	472.1	352.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		5	33.3	398.2	121.8	496.0	160.0	462.0	302.5
2 BEDR> ($)		8	53.3	499.5	48.8	557.0	415.0	506.4	451.0
3 BEDR. ($)		2	13.3	547.5	12.5	560.0	535.0	547.5	
HOUSE ($)		0	0.0						
APT.									
APPL.KITCHEN			PROVIDED	14					
LAUNDRY	COIN=	0	PROVIDED	12.0					
COND.(0-9)				6.3	0.9	7.0	5.0		
BLDG: COND.(0-9)				6.5	0.8				
AGE(yrs)				23.5	32.0				
UNITS				94.1	83.0				
#>5 units	12		80.0						
NO LEASE	1		6.7						
SUBLETS	4		26.7		SUBLET	>5UNIT=	4		
IMMED. AVAIL.	10		66.7		IMMED.	>5UNIT=	7		
NO RENT CONTROL	0		ELIG. FOR R.C.=		6	SAY NO=	0	0	0
OTH.COST HY+HE($	40	3		13.3	NOT INC	0			
SOURCE OF INT:	AGENCY	5							
	PAPER	6							
	SIGN	2							
	OTHER	2							

KINGSTON 3
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	14			461.9	128.8	640.0	120.0	461.9	525.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		6	42.9	381.5	135.8	525.0	120.0	381.5	
2 BEDR> ($)		4	28.6	473.3	77.6	600.0	390.0	473.3	
3 BEDR. ($)		2	14.3	522.5	2.5	525.0	520.0	522.5	525.0
HOUSE ($)		2	14.3	620.0	20.0	640.0	600.0		
APT.									
APPL.KITCHEN			PROVIDED	13					
LAUNDRY	COIN=	1	PROVIDED	5.0					
COND.(0-9)				6.9	1.7	9.0	3.0		
BLDG: COND.(0-9)				7.0	1.6				
AGE(yrs)				13.0	12.3				
UNITS				60.9	46.5				
#>5 units	13		92.9						
NO LEASE	2		14.3						
SUBLETS	1		7.1		SUBLET >5UNIT=		1		
IMMED. AVAIL.	10		71.4		IMMED. >5UNIT=		9		
NO RENT CONTROL	4		ELIG. FOR R.C.=		5	SAY NO=	2	4	0
UTH.COST HY+HE($	80	5		16.0	NOT INC	0			

SOURCE OF INT:	AGENCY	4
	PAPER	10
	SIGN	0
	OTHER	0

KINGSTON 4
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
	=====	=====	=======	=====	=====	===	===	=======	=======
SAMPLE	8			563.3	117.2	760.0	396.0	563.3	590.0
BACHELOR ($)		0	0.0						
1 BEDR. ($)		2	25.0	410.5	14.5	425.0	396.0	410.5	
2 BEDR> ($)		3	37.5	623.3	123.9	760.0	460.0	623.3	
3 BEDR. ($)		0	0.0						
HOUSE ($)		3	37.5	605.0	14.7	625.0	590.0		
APT.									
APPL.KITCHEN			PROVIDED	6					
LAUNDRY	COIN=	2	PROVIDED	2.0					
COND.(0-9)				8.1	0.9	9.0	7.0		
BLDG: COND.(0-9)				8.0	1.1				
AGE(yrs)				2.4	2.5				
UNITS				55.4	43.8				
#>5 units	7		87.5						
NO LEASE	1		12.5						
SUBLETS	1		12.5		SUBLET	>5UNIT=	1		
IMMED. AVAIL.	3		37.5		IMMED.	>5UNIT=	2		
NO RENT CONTROL	3		ELIG. FOR	R.C.=	0	SAY NO=	0	3	0
OTH.COST HY+HE($	55	6		9.2	NOT INC	0			
SOURCE OF INF: AGENCY		2							
PAPER		5							
SIGN		1							
OTHER		0							

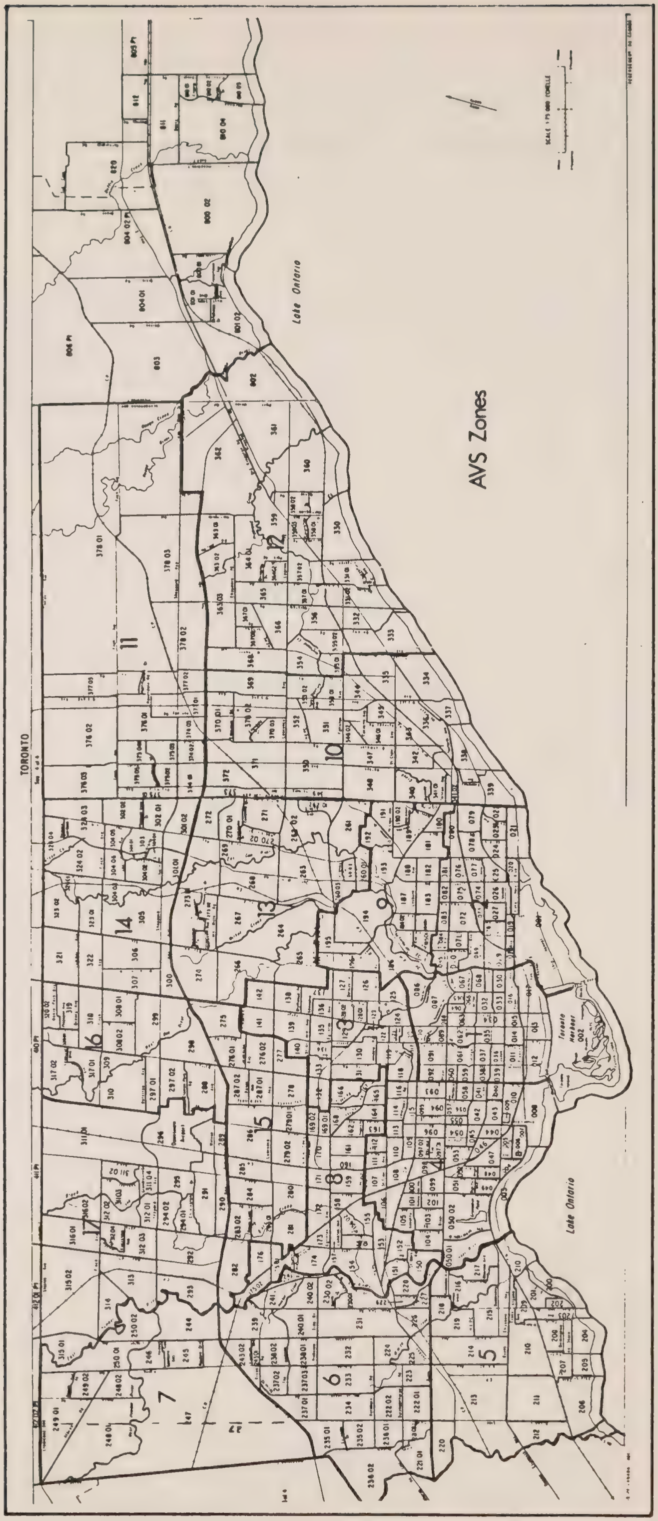
NORTH BAY
=======

	TOTAL	NUMBER	PERCENT	AVERAGE	ST. D.	MAX	MIN	>5 UNIT	<6 UNIT
SAMPLE	24			420.0	126.2	700.0	160.0	420.0	425.6
BACHELOR ($)		1	4.2	160.0	0.0	160.0	160.0		160.0
1 BEDR. ($)		6	25.0	311.5	91.6	450.0	180.0	315.8	241.7
2 BEDR> ($)		12	50.0	427.3	55.8	505.0	320.0	425.5	430.8
3 BEDR. ($)		1	4.2	550.0	0.0	550.0	550.0	550.0	550.0
HOUSE ($)		4	16.7	593.8	67.0	700.0	525.0		
APT.									
APPL.KITCHEN			PROVIDED	18					
LAUNDRY	COIN=	0	PROVIDED	10.0					
COND.(0-9)				5.7	1.6	8.0	1.0		
BLDG: COND.(0-9)				5.4	1.4				
AGE(yrs)				15.3	12.4				
UNITS				12.4	17.9				
#>5 units	11		45.8						
NO LEASE	1		4.2						
SUBLETS	0		0.0		SUBLET	>5UNIT=	0		
IMMED. AVAIL.	11		45.8		IMMED.	>5UNIT=	2		
NO RENT CONTROL	6		ELIG. FOR R.C.=		14	SAY NO=	3	6	0
OTH.COST HY+HE($	200	7		28.6	NUT INC	0			
SOURCE OF INT: AGENCY		5							
PAPER		7							
SIGN		7							
OTHER		4							

Appendix III

Maps of Survey Cities

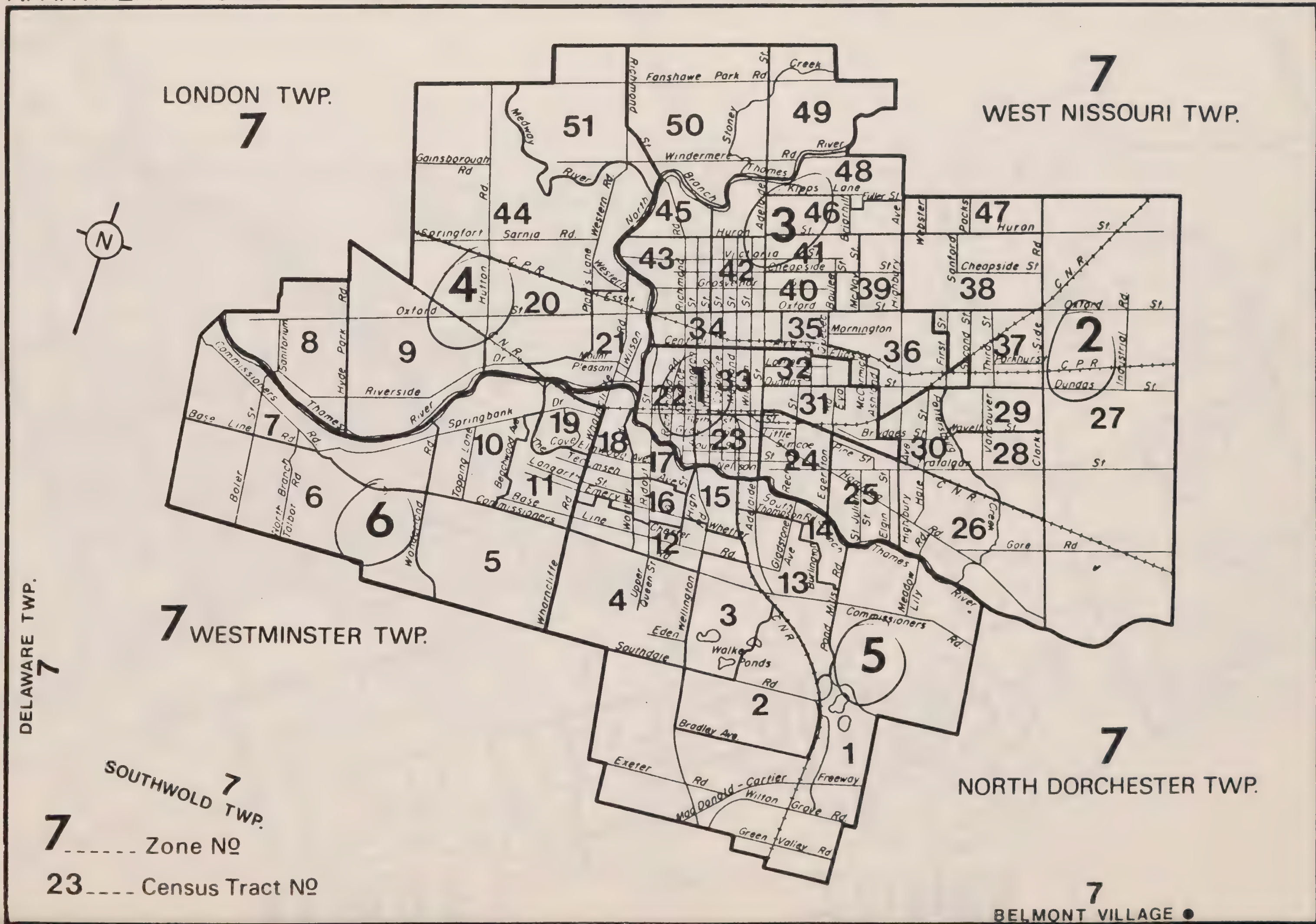
Appendix III Census Zone Maps

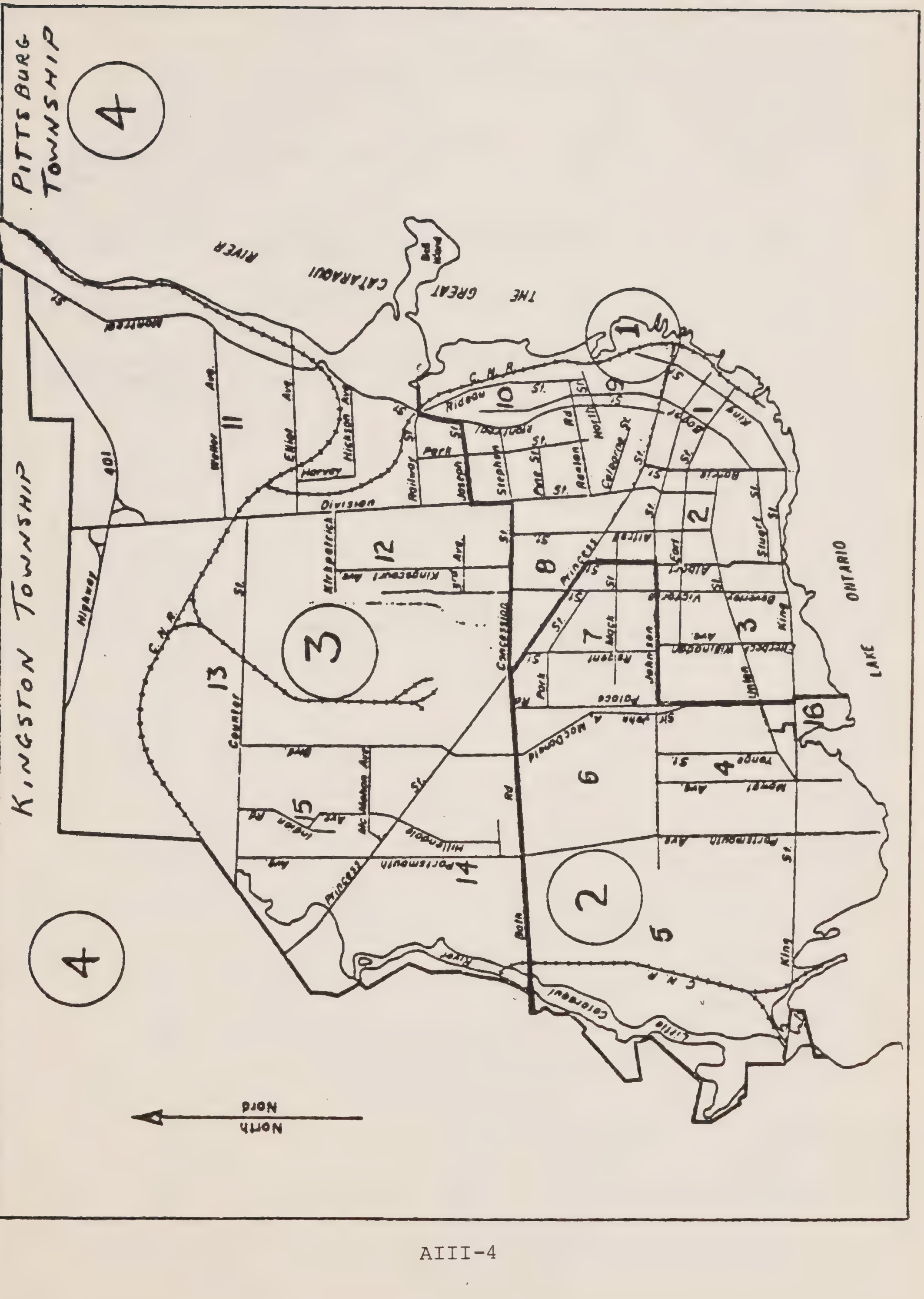

AVS Zones
TORONTO
Lake Ontario
Lake Ontario

SURVEY ZONES

ZONES D'ENQUÊTE

APARTMENT VACANCY SURVEY LONDON CENSUS METROPOLITAN AREA





CENSUS TRACTS - SURVEY ZONES ○ KINGSTON C.A.

Appendix IV

Rental Housing Unit Estimates

Rental Housing Unit Estimates

TABLE A IV.1: RENTED HOUSING UNITS BY STRUCTURAL TYPE;(1)
ONTARIO AND SURVEYED REGIONS, 1981.

REGION	SINGLE DETACHED	DOUBLE(2)	ROW	APARTMENT	TOTAL(3)
ONTARIO:					
RENTED UNITS	163,225	110,510	87,085	726,320	1,090,835
PERCENTAGE(4)	9.65	35.90	56.49	91.71	36.73
KINGSTON:					
RENTED UNITS	2,510	1,880	1,650	10,165	16,225
PERCENTAGE	10.85	52.81	72.85	95.40	40.65
LONDON:					
RENTED UNITS	5,205	4,970	5,680	30,260	46,135
PERCENTAGE	9.02	55.66	73.96	98.01	43.69
NORTH BAY:					
RENTED UNITS	1,360	1,035	965	3,415	6,780
PERCENTAGE	11.59	45.59	85.40	94.21	35.92
OTTAWA:					
RENTED UNITS	7,090	10,770	15,850	64,845	98,670
PERCENTAGE	8.99	47.13	60.46	90.70	49.22
METRO TORONTO:					
RENTED UNITS	20,285	25,085	18,735	316,665	380,810
PERCENTAGE	7.43	22.93	44.60	89.98	49.05
SURVEY TOTAL:					
RENTED UNITS	33,940	41,860	41,230	415,185	532,395
PERCENTAGE	8.17	33.61	55.70	90.72	48.45
RENTED UNITS IN SURVEY REGIONS AS A PERCENTAGE OF PROVINCE'S RENTED UNITS					
MID-1981	20.79	37.88	47.34	57.16	48.81

NOTES: 1. FOR OCCUPIED DWELLING UNITS EXCLUDING COLLECTIVE DWELLINGS SUCH AS HOSPITALS.
2. DOUBLES CONSIST OF THE CENSUS CATEGORIES; DOUBLE HOUSES; UNITS ATTACHED TO NON RESIDENTIAL BUILDINGS AND DUPLEXES.
3. TOTALS INCLUDE MOVABLE DWELLINGS.
4. RENTED UNITS AS A PERCENTAGE OF ALL OCCUPIED UNITS IN THE SAME REGION AND STRUCTURAL CATEGORY.

SOURCE: DERIVED FROM STATISTICS CANADA, 1981 CENSUS, VARIOUS TABLES.

TABLE A IV.2: HOUSING COMPLETIONS (RENTAL AND OWNERSHIP) BY STRUCTURAL TYPE; ONTARIO AND SURVEYED REGIONS, 1981-1984. (IN UNITS)

REGION	YEAR	SINGLE DETACHED	DOUBLE	ROW	APARTMENT	TOTAL
ONTARIO:						
	1981	23,192	5,781	4,176	12,408	45,557
	1982	16,524	3,871	5,607	14,435	40,437
	1983	32,962	2,151	3,635	16,539	55,287
	1984	32,480	788	4,992	16,382	54,642
	TOTAL	105,158	12,591	18,410	59,764	195,923
KINGSTON:						
	1981	213	36	0	388	637
	1982	159	20	0	317	496
	1983	478	34	0	394	906
	1984	456	16	0	167	639
	TOTAL	1,306	106	0	1,266	2,678
LONDON:						
	1981	642	22	119	240	1,023
	1982	209	22	459	629	1,319
	1983	690	0	241	910	1,841
	1984	799	2	177	356	1,334
	TOTAL	2,340	46	996	2,135	5,517
NORTH BAY:						
	1981	103	22	0	75	200
	1982	32	8	40	99	179
	1983	102	51	0	0	153
	1984	101	46	0	177	324
	TOTAL	338	127	40	351	856
OTTAWA:						
	1981	1,384	355	818	377	2,934
	1982	1,293	241	1,403	795	3,732
	1983	3,995	159	1,166	1,474	6,794
	1984	4,088	182	2,213	2,649	9,132
	TOTAL	10,760	937	5,600	5,295	22,592
METRO TORONTO:	1981	2,463	1,172	1,149	4,059	8,843
	1982	1,935	934	1,009	4,753	8,631
	1983	3,597	196	603	6,615	11,011
	1984	2,603	102	241	5,338	8,284
	TOTAL	10,598	2,404	3,002	20,765	36,769
SURVEY TOTAL:	1981	4,805	1,607	2,086	5,139	13,637
	1982	3,628	1,225	2,911	6,593	14,357
	1983	8,862	440	2,010	9,393	20,705
	1984	8,047	348	2,631	8,687	19,713
	TOTAL	25,342	3,620	9,638	29,812	68,412
SURVEY TOTAL AS A PERCENTAGE OF PROVINCIAL TOTAL						
	1981	20.72	27.80	49.95	41.42	29.93
	1982	21.96	31.65	51.92	45.67	35.50
	1983	26.89	20.46	55.30	56.79	37.45
	1984	24.78	44.16	52.70	53.03	36.08
	TOTAL	24.10	28.75	52.35	49.88	34.92

SOURCE: DERIVED FROM CMHC, CANADIAN HOUSING STATISTICS AND TORONTO, LOCAL HOUSING MARKET REPORT, VARIOUS ISSUES.

TABLE A IV.3: RENTED HOUSING UNITS BY STRUCTURAL TYPE; ONTARIO AND SURVEYED REGIONS, 1981, 1985. (1)

REGION	SINGLE DETACHED	DOUBLE	ROW	APARTMENT	TOTAL(2)
ONTARIO:					
UNITS IN 1981	163,225	110,510	87,085	726,320	1,090,835
LOSS FACTOR (3)	(1,649)	(1,116)	(880)	(7,336)	(10,980)
COMPLETIONS (4)	10,151	4,520	10,400	54,810	79,881
UNITS IN 1985	171,727	113,914	96,605	773,794	1,159,736
KINGSTON:					
UNITS IN 1981	2,510	1,880	1,650	10,165	16,225
LOSS FACTOR	(25)	(19)	(17)	(103)	(164)
COMPLETIONS	142	56	0	1,208	1,405
UNITS IN 1985	2,626	1,917	1,633	11,270	17,467
LONDON:					
UNITS IN 1981	5,205	4,970	5,680	30,260	46,135
LOSS FACTOR	(53)	(50)	(57)	(306)	(466)
COMPLETIONS	211	26	737	2,092	3,066
UNITS IN 1985	5,364	4,945	6,359	32,047	48,735
NORTH BAY:					
UNITS IN 1981	1,360	1,035	965	3,415	6,780
LOSS FACTOR	(14)	(10)	(10)	(34)	(68)
COMPLETIONS	39	58	34	331	462
UNITS IN 1985	1,385	1,082	989	3,711	7,173
OTTAWA:					
UNITS IN 1981	7,090	10,770	15,850	64,845	98,670
LOSS FACTOR	(72)	(109)	(160)	(655)	(995)
COMPLETIONS	967	442	3,386	4,803	9,598
UNITS IN 1985	7,986	11,103	19,076	68,993	107,272
METRO TORONTO:					
UNITS IN 1981	20,285	25,085	18,735	316,665	380,810
LOSS FACTOR	(205)	(253)	(189)	(3,198)	(3,846)
COMPLETIONS	787	551	1,339	18,685	21,363
UNITS IN 1985	20,868	25,383	19,885	332,152	398,327
SURVEY AREA TOTAL:					
UNITS IN 1985	38,229	44,431	47,942	448,173	578,975
% OF PROVINCE	22.26	39.00	49.63	57.92	49.92

NOTES:
1. ESTIMATES ARE FOR MID-YEAR.
2. TOTALS INCLUDE MOVABLE DWELLING UNITS.
3. A LOSS FACTOR OF 1.01% IS USED TO ESTIMATE LOSSES DUE TO DEMOLITIONS AND CONVERSIONS AND IS BASED ON PROVINCIAL AVERAGES FOR PERIOD 1961-1981. SEE MULLER 1985 FOR DETAILED CALCULATION OF THE LOSS FACTOR. NO ADJUSTMENTS WERE MADE FOR CHANGES IN VACANCY RATES.
4. TOTAL COMPLETIONS FOR 1981-84 FROM TABLE 2 ARE MULTIPLIED BY 1981 TENANCY RATIOS REPORTED IN TABLE 1 IN ORDER TO APPROXIMATE MID-1981-85 RENTAL COMPLETIONS. THE 6 MONTH LAG IS PROVIDED FOR SALE OR RENT UP.

SOURCE: DERIVED FROM TABLES 1 AND 2.

TABLE A IV.4: CMHC VACANCY UNIVERSE COMPARED TO TOTAL RENTAL STOCK SURVEYED REGIONS, MID-1985.

REGION	ALL OCCUPIED RENTAL UNITS	CMHC VACANCY UNIVERSE(1)	
		UNITS	COVERAGE (%)
KINGSTON	17,467	8,177	46.81
LONDON	48,735	32,013	65.69
NORTH BAY	7,173	2,791	38.91
OTTAWA	107,272	59,158	55.15
METRO TORONTO	398,327	299,415	75.17

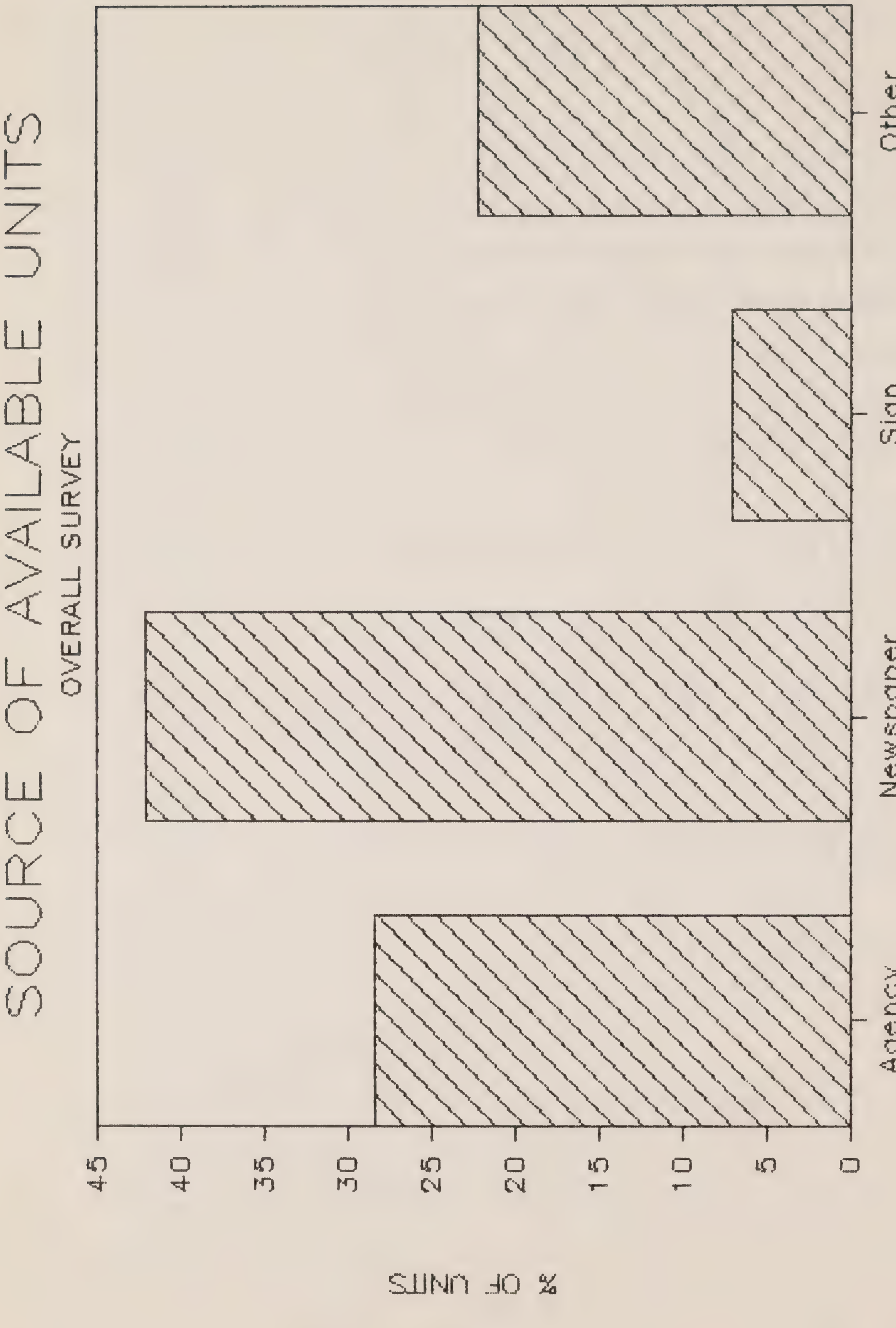
NOTE: 1. ESTIMATED UNIVERSE FOR PRIVATELY AND PUBLICLY INITIATED BUILDINGS CONTAINING 6 OR MORE RENTAL UNITS. EXCLUDES BUILDINGS CONSTRUCTED WITHIN 6 MONTHS OF SURVEY. COVERAGE REPRESENTS CMHC UNIVERSE DIVIDED BY TOTAL RENTED UNITS. NO VACANCY ADJUSTMENT WAS MADE.

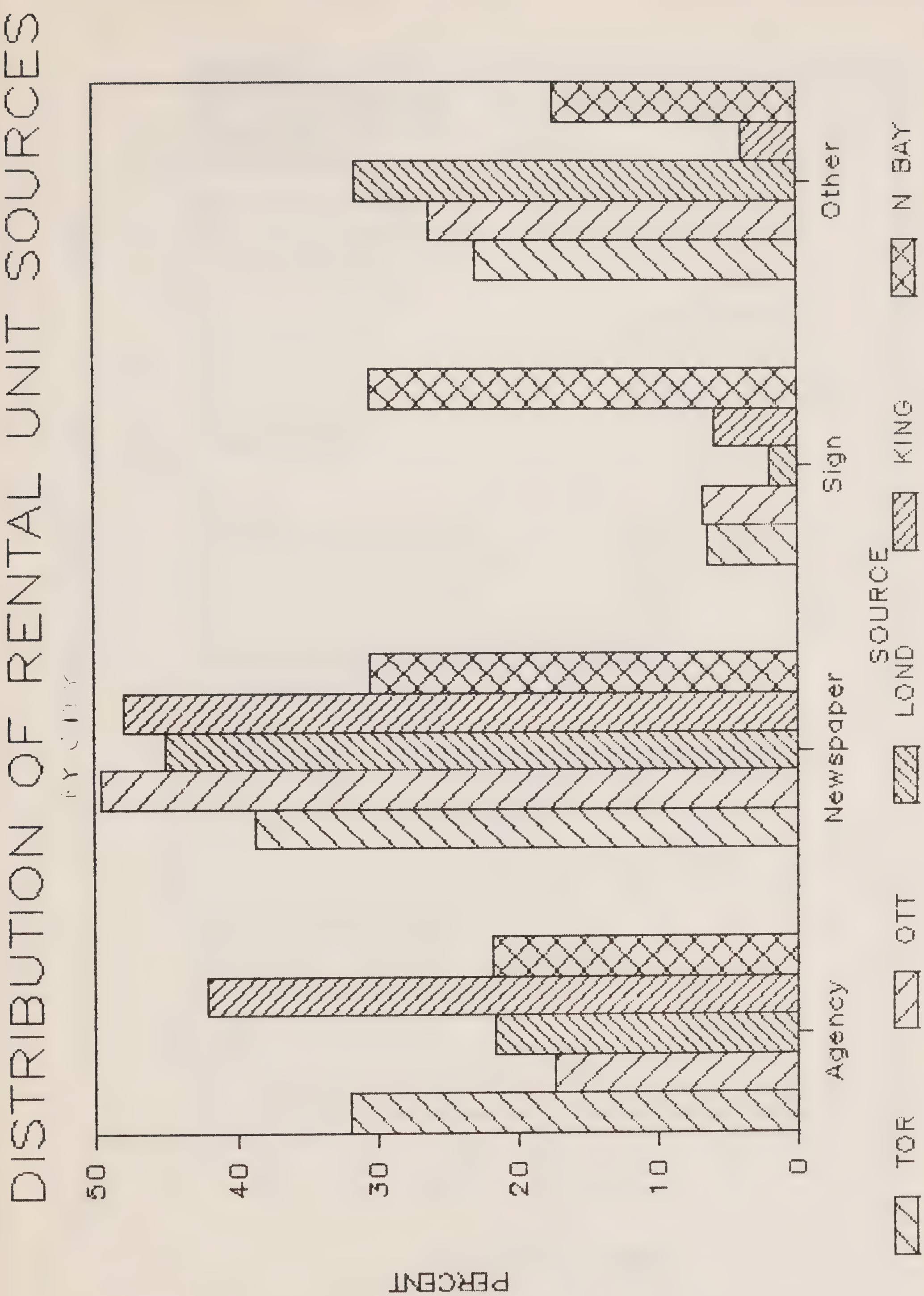
SOURCE: DERIVED FROM CMHC, RENTAL APARTMENT VACANCY SURVEYS; APRIL 1985; MOMAH SOCIALLY ASSISTED HOUSING DATA AND TABLES 1, 2 AND 3.

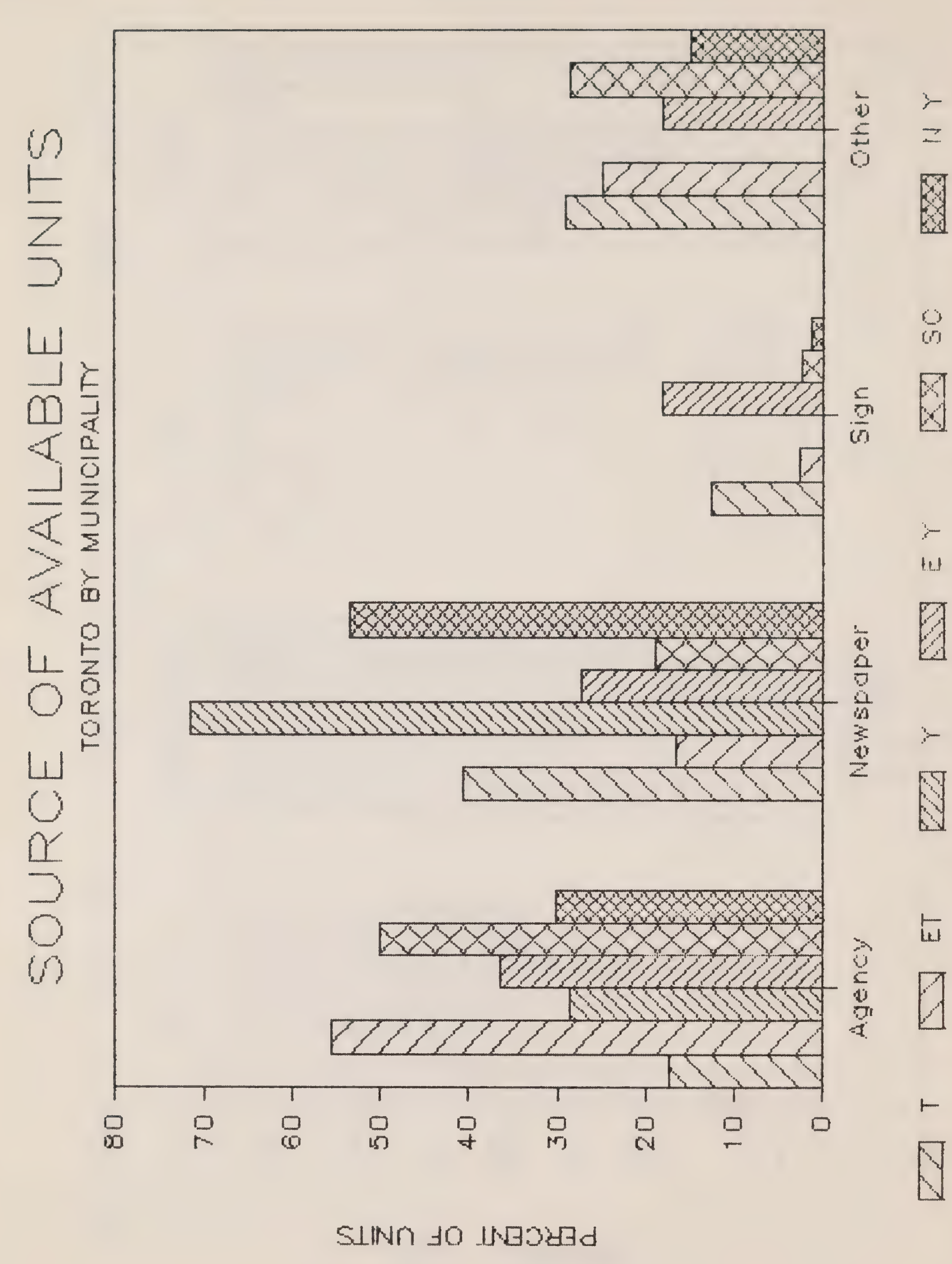
Appendix V

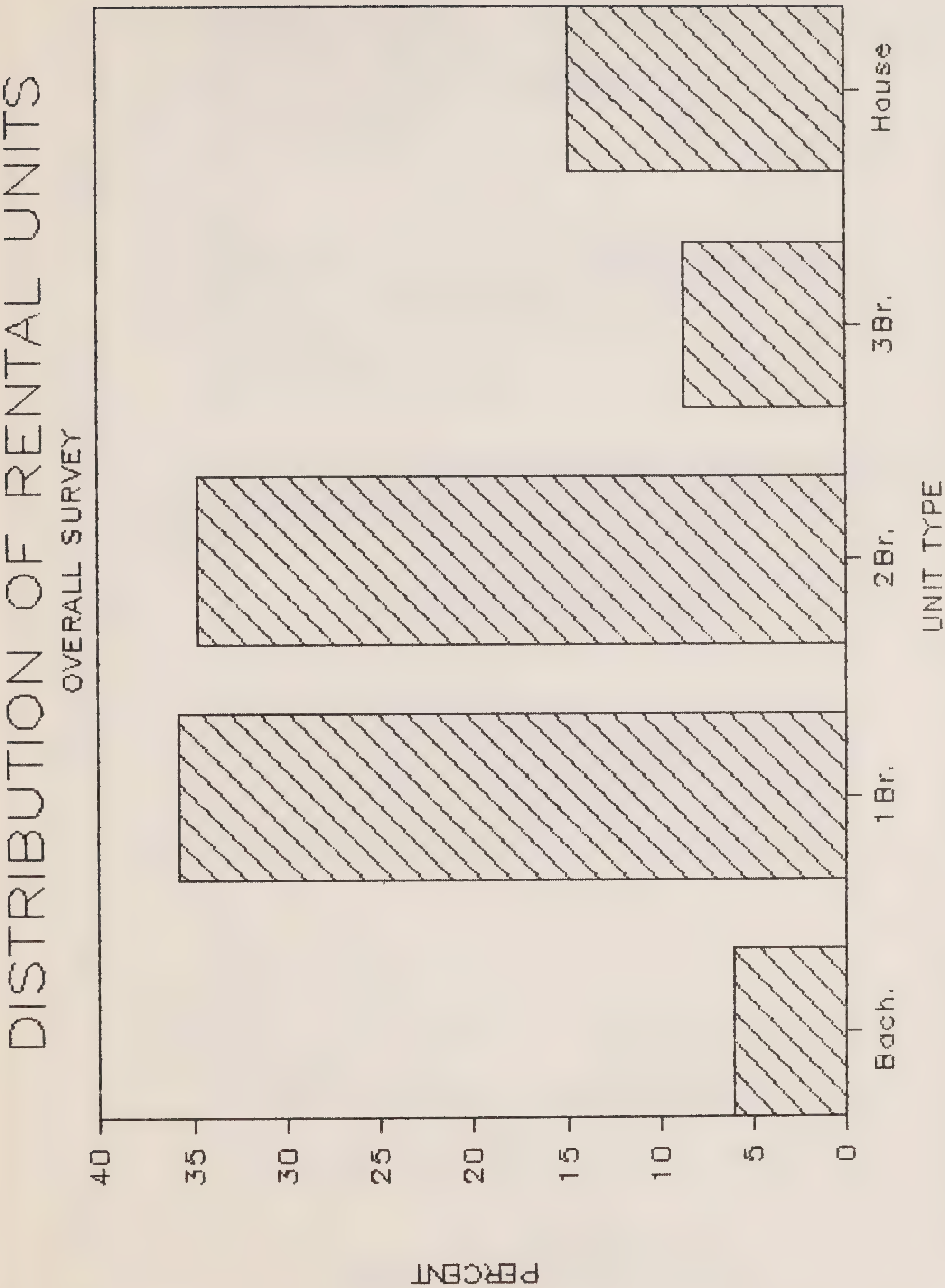
Graphs

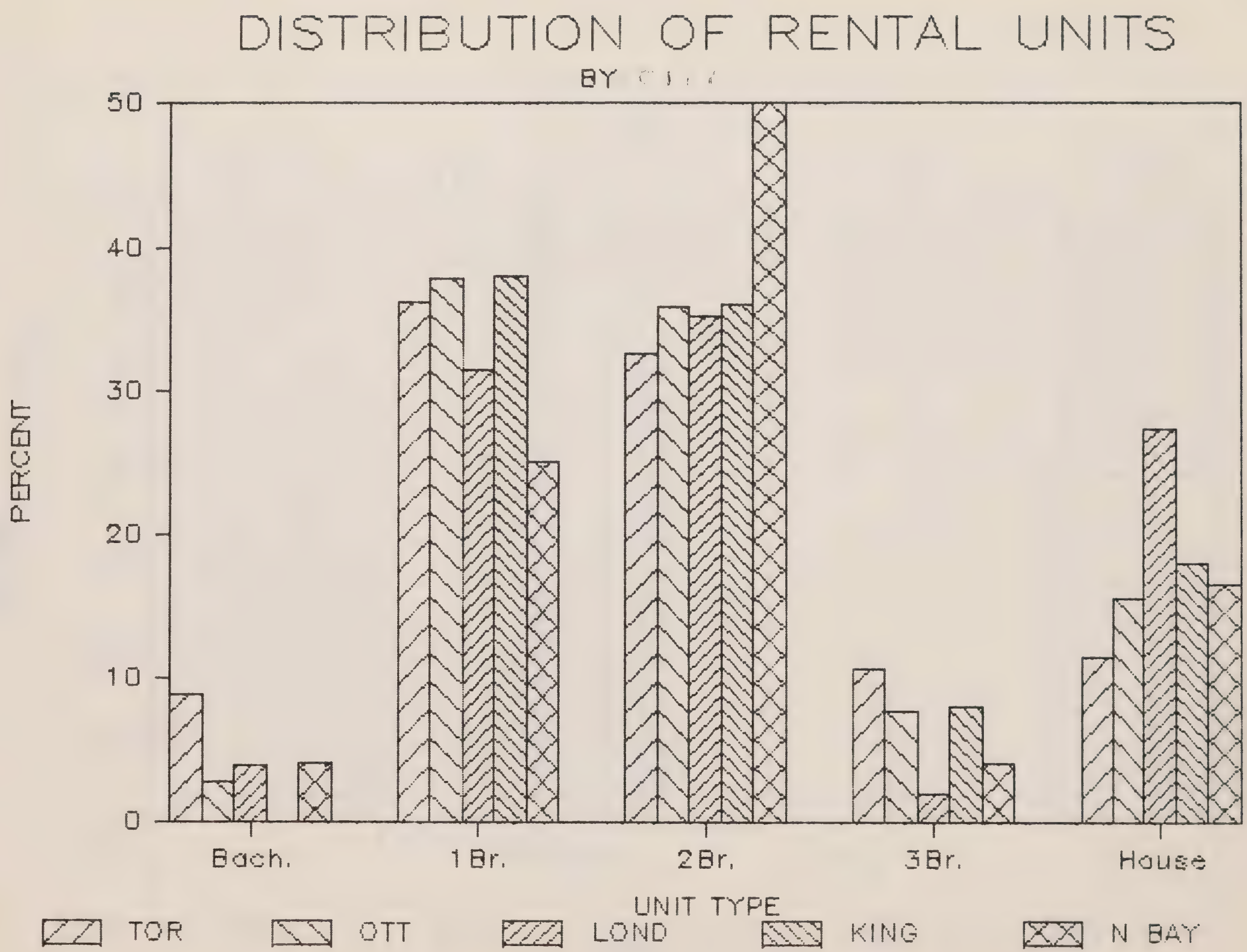
Graphs

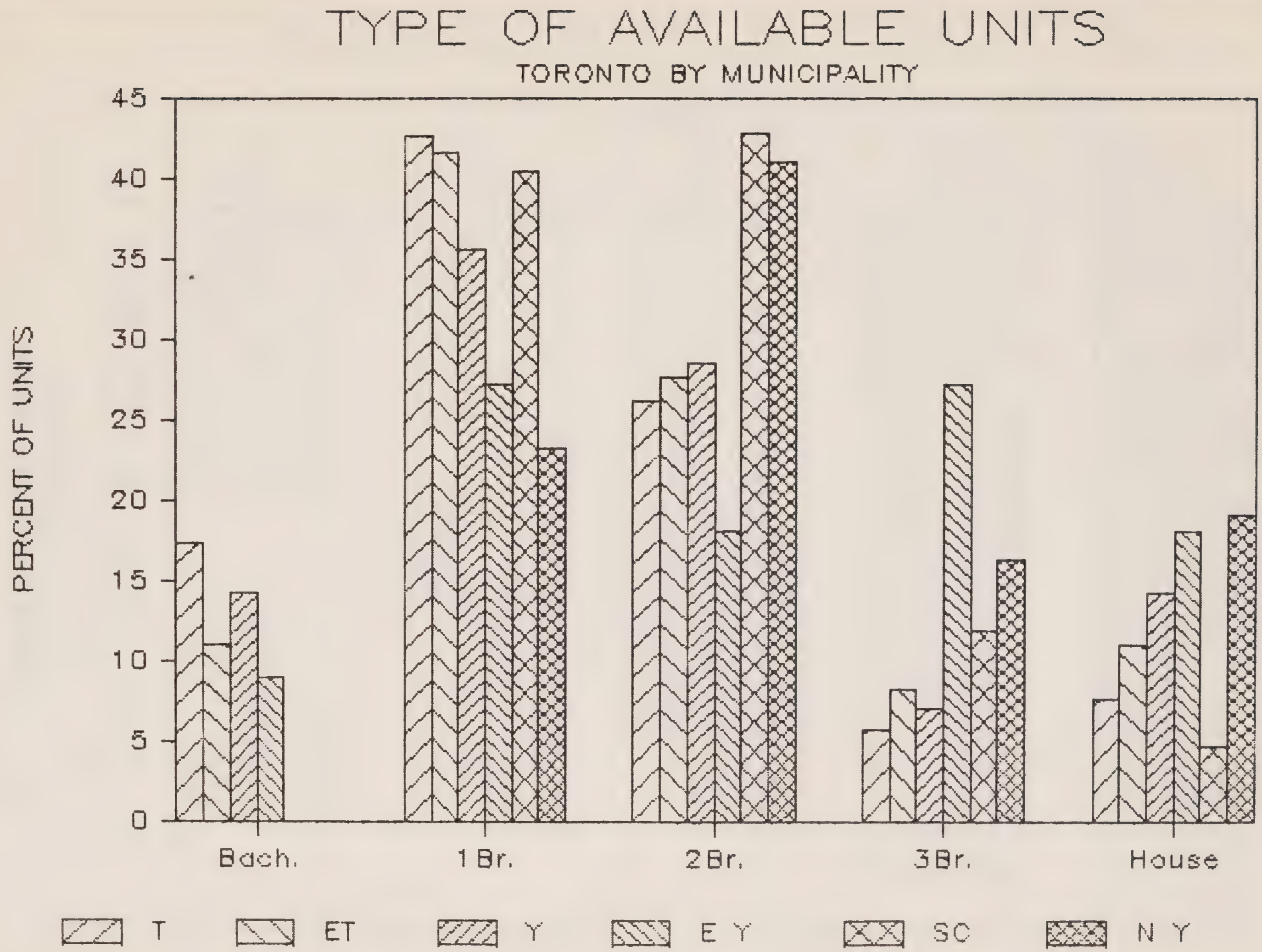

SOURCE OF AVAILABLE UNITS
OVERALL SURVEY
% OF UNITS
0
5
10
15
20
25
30
35
40
45
Agency
Newspaper
Sign
Other

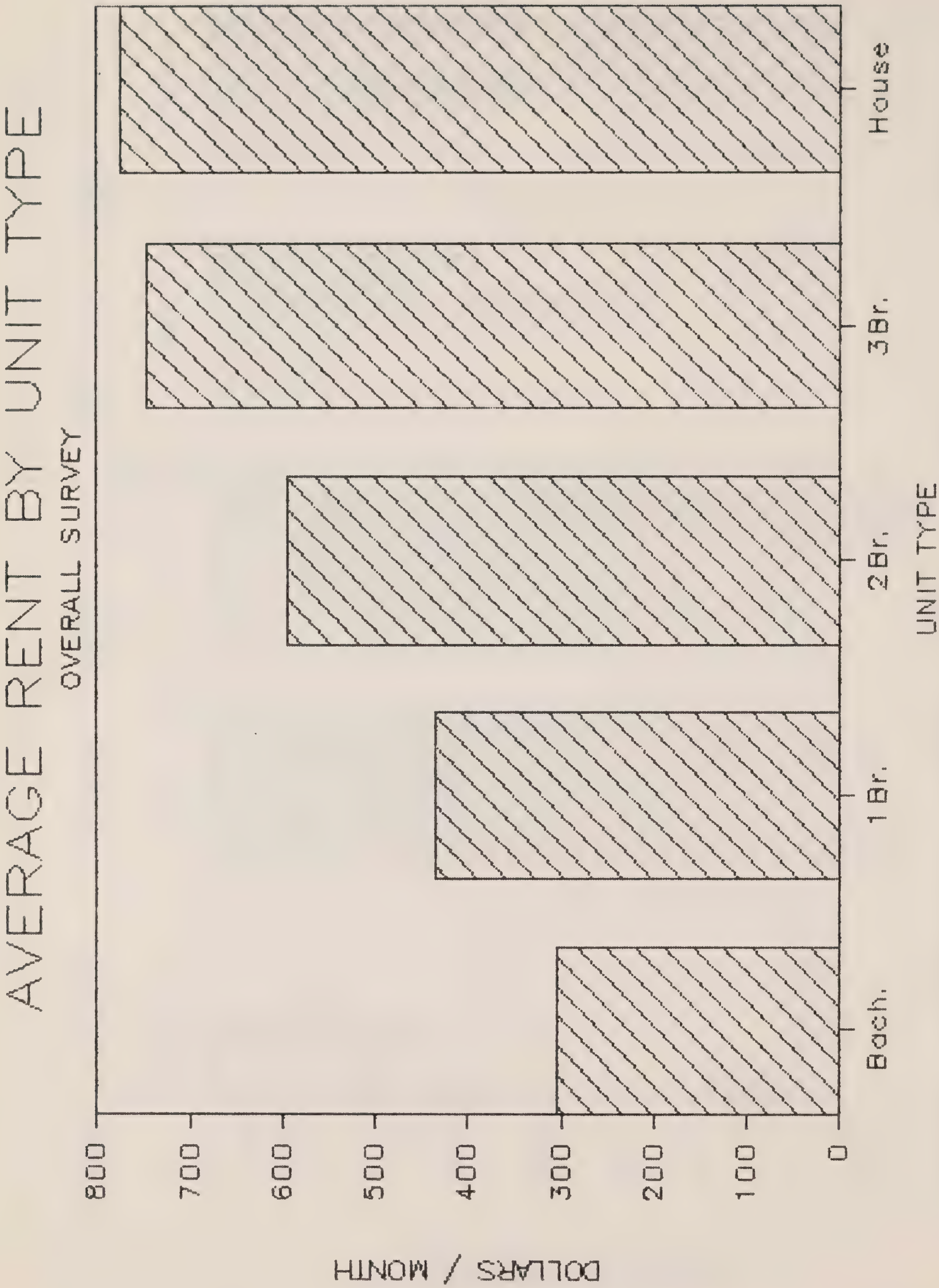

DISTRIBUTION OF RENTAL UNIT SOURCES
PERCENT
0
10
20
30
40
50
Agency
Newspaper
Sign
Other
SOURCE
TOR
OTT
LOND
KING
N BAY


SOURCE OF AVAILABLE UNITS
TORONTO BY MUNICIPALITY
PERCENT OF UNITS
0
10
20
30
40
50
60
70
80
Agency
Newspaper
Sign
Other
T
ET
Y
EY
SC
NY

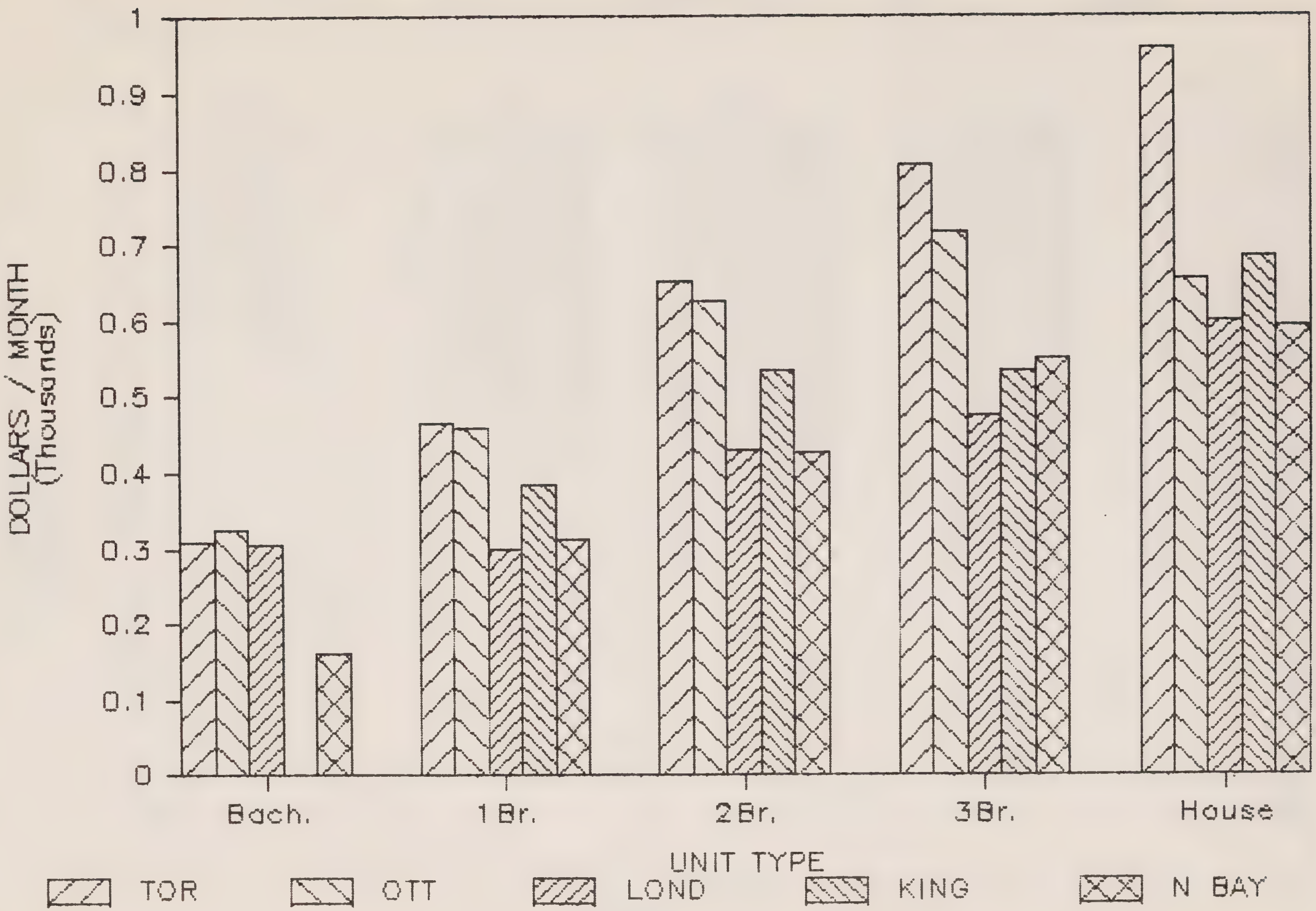

DISTRIBUTION OF RENTAL UNITS
OVERALL SURVEY
PERCENT
0
5
10
15
20
25
30
35
40
Bach.
1Br.
2Br.
3Br.
House
UNIT TYPE

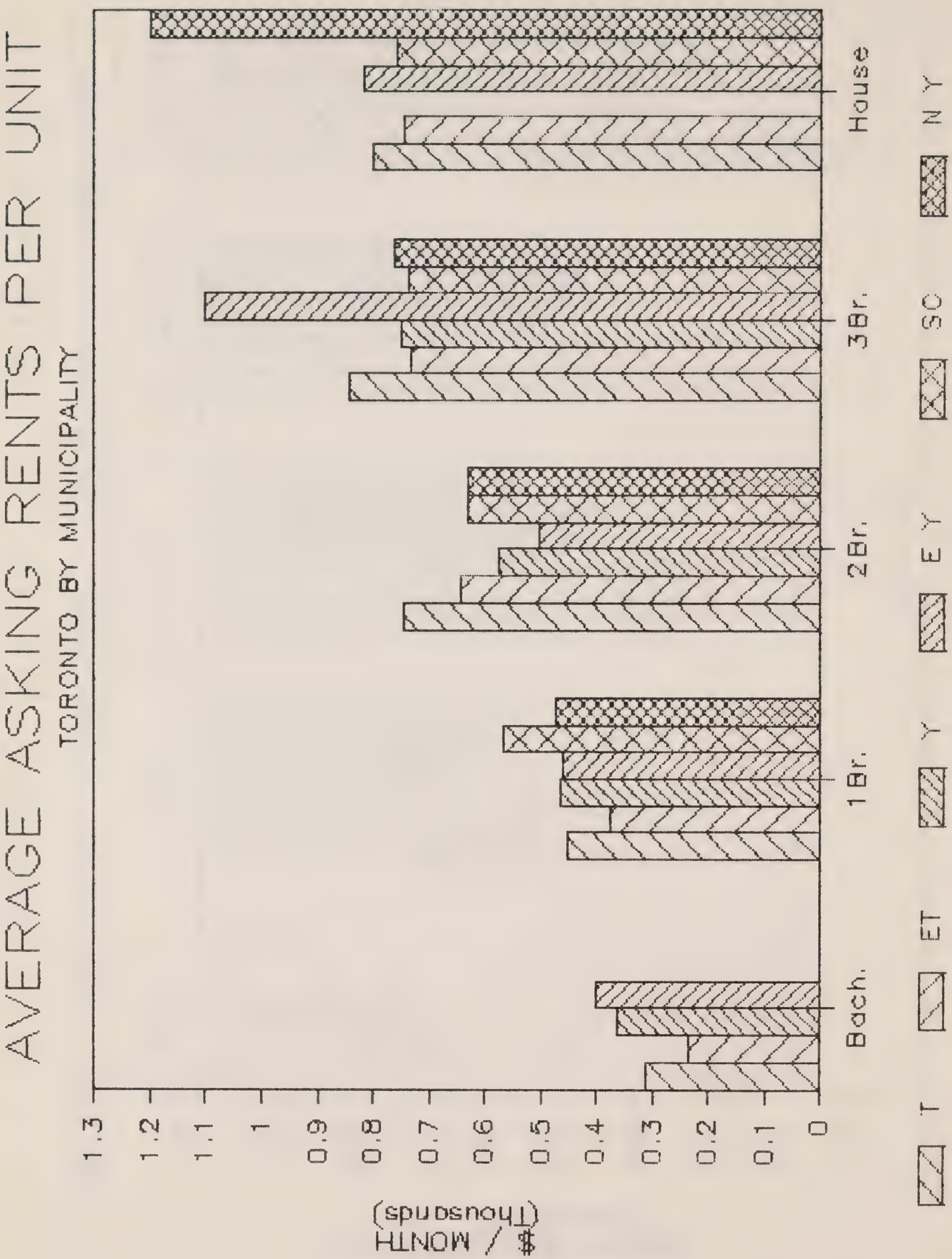

DISTRIBUTION OF RENTAL UNITS
BY
PERCENT
50
40
30
20
10
0
Bach.
1 Br.
2 Br.
3 Br.
House
UNIT TYPE
TOR
OTT
LOND
KING
N BAY

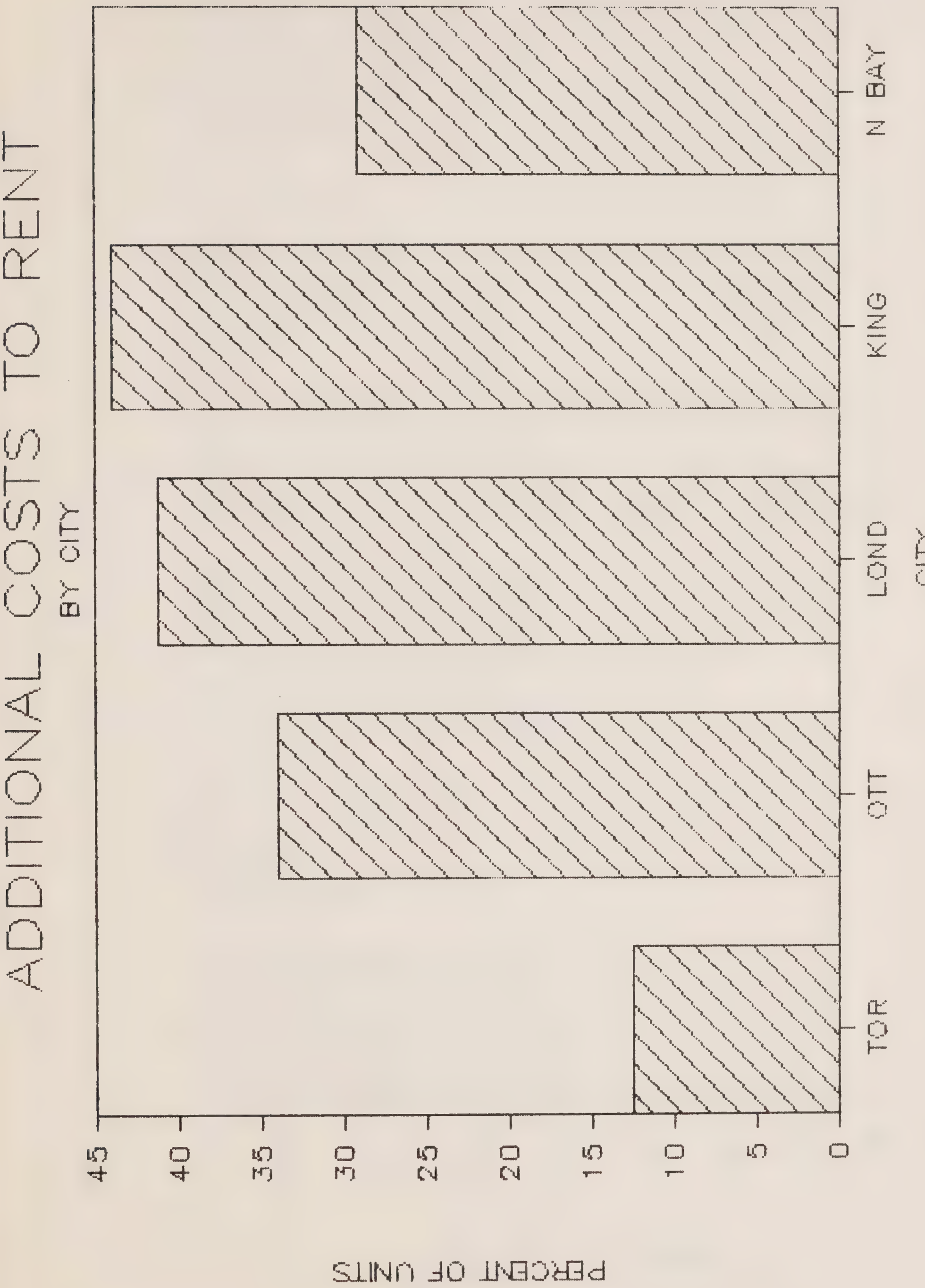

TYPE OF AVAILABLE UNITS
TORONTO BY MUNICIPALITY
PERCENT OF UNITS
45
40
35
30
25
20
15
10
5
0
Bach.
1Br.
2Br.
3Br.
House
T
ET
Y
E Y
SC
N Y

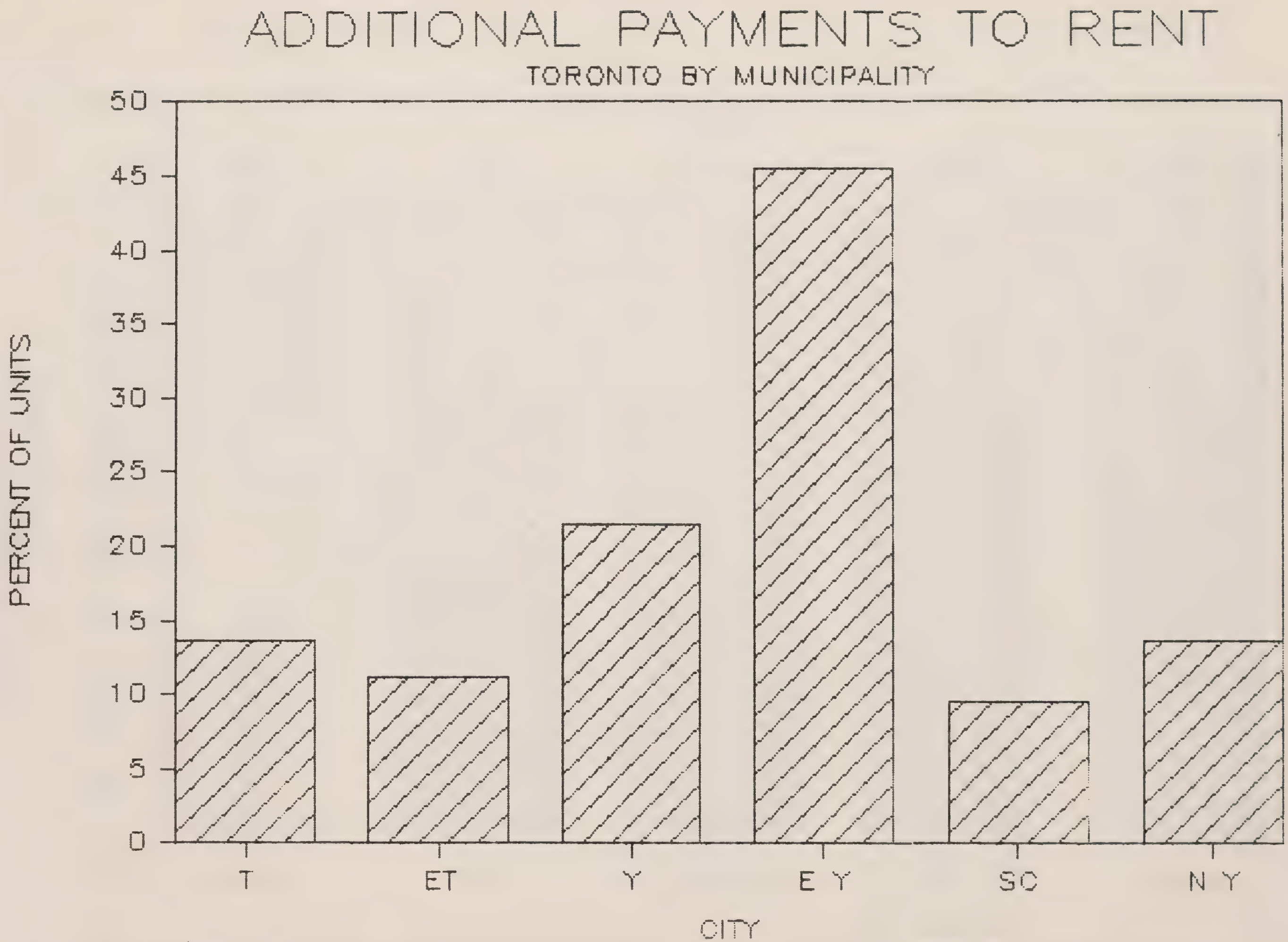

AVERAGE RENT BY UNIT TYPE
OVERALL SURVEY
DOLLARS / MONTH
0
100
200
300
400
500
600
700
800
Bach.
1Br.
2Br.
3Br.
House
UNIT TYPE

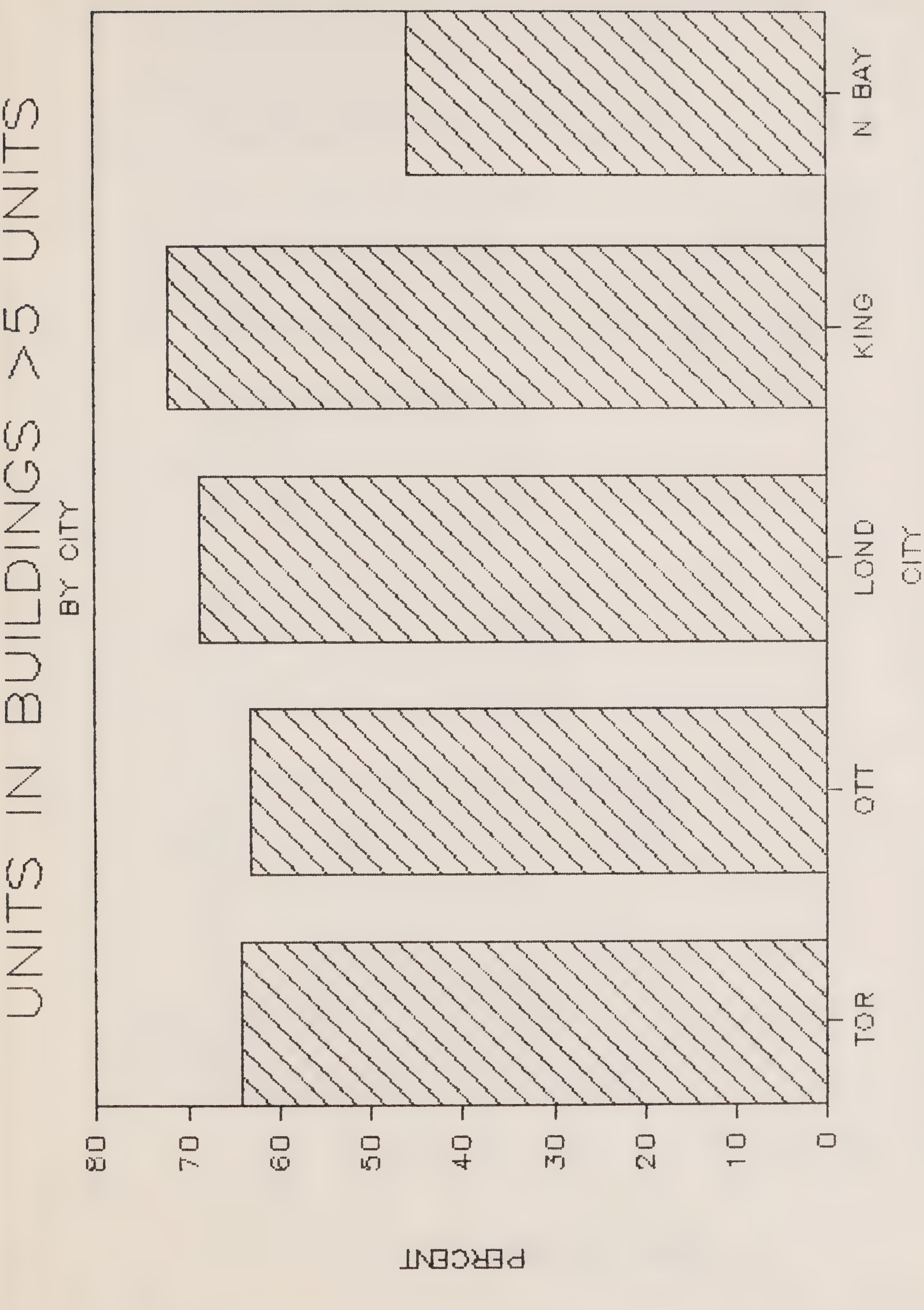
AVERAGE RENT BY UNIT TYPE



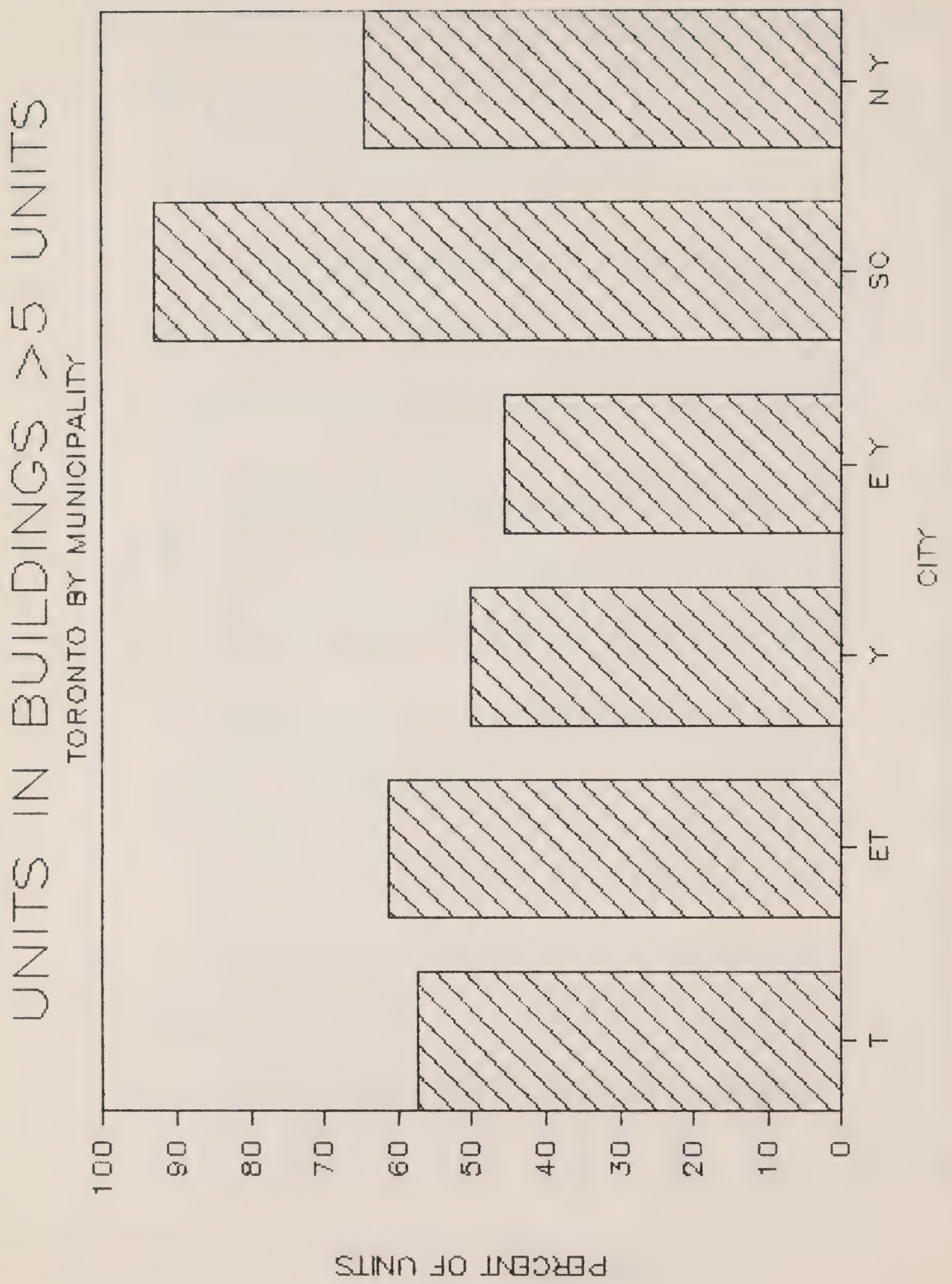

AVERAGE ASKING RENTS PER UNIT
TORONTO BY MUNICIPALITY
$ / MONTH
(Thousands)
1.3
1.2
1.1
1
0.9
0.8
0.7
0.6
0.5
0.4
0.3
0.2
0.1
0
Bach.
1Br.
2Br.
3Br.
House
T
ET
Y
EY
SC
NY

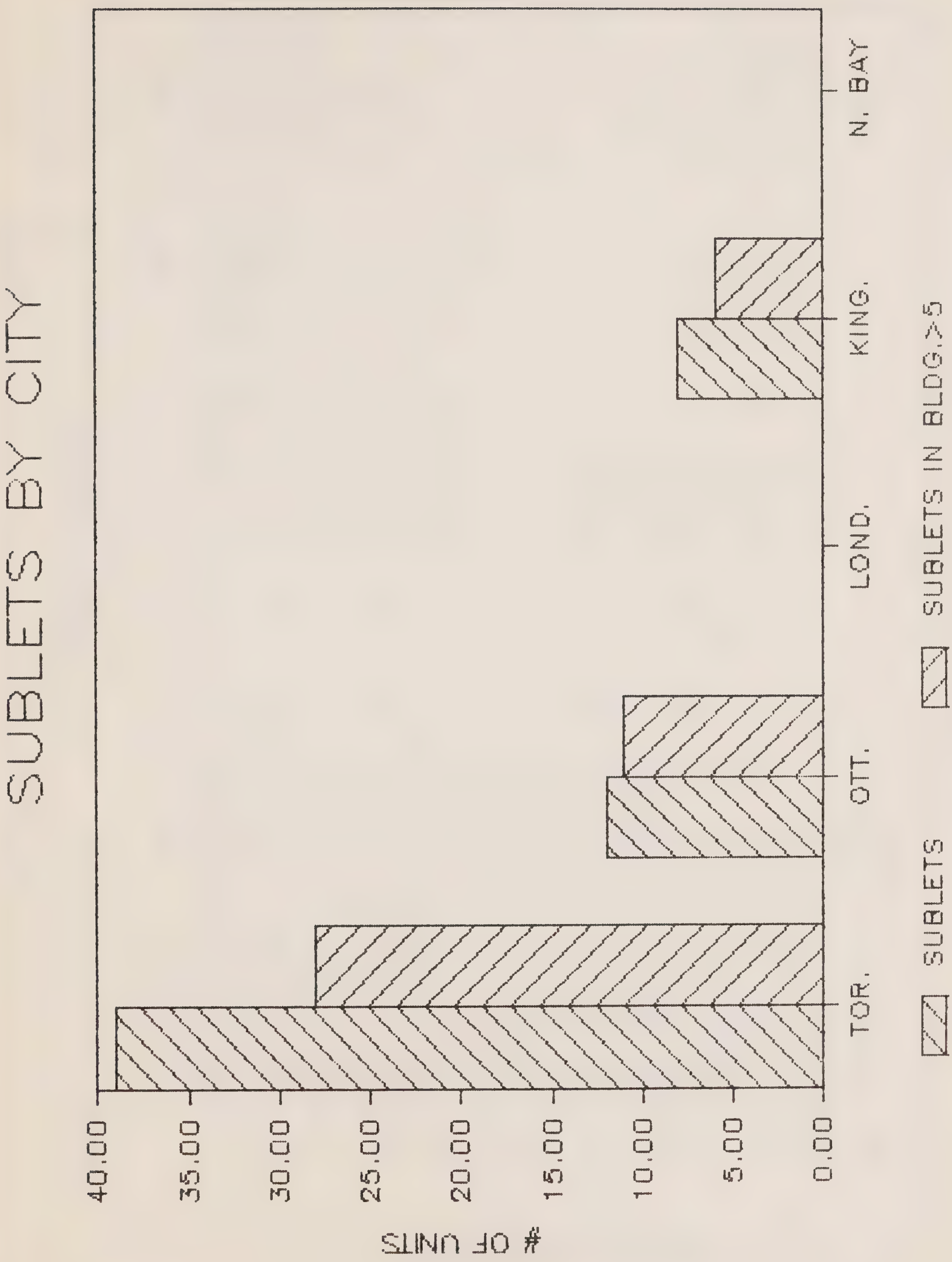

ADDITIONAL COSTS TO RENT
BY CITY
PERCENT OF UNITS
45
40
35
30
25
20
15
10
5
0
TOR
OTT
LOND
KING
N BAY
CITY


ADDITIONAL PAYMENTS TO RENT
TORONTO BY MUNICIPALITY
PERCENT OF UNITS
50
45
40
35
30
25
20
15
10
5
0
T
ET
Y
E Y
SC
N Y
CITY

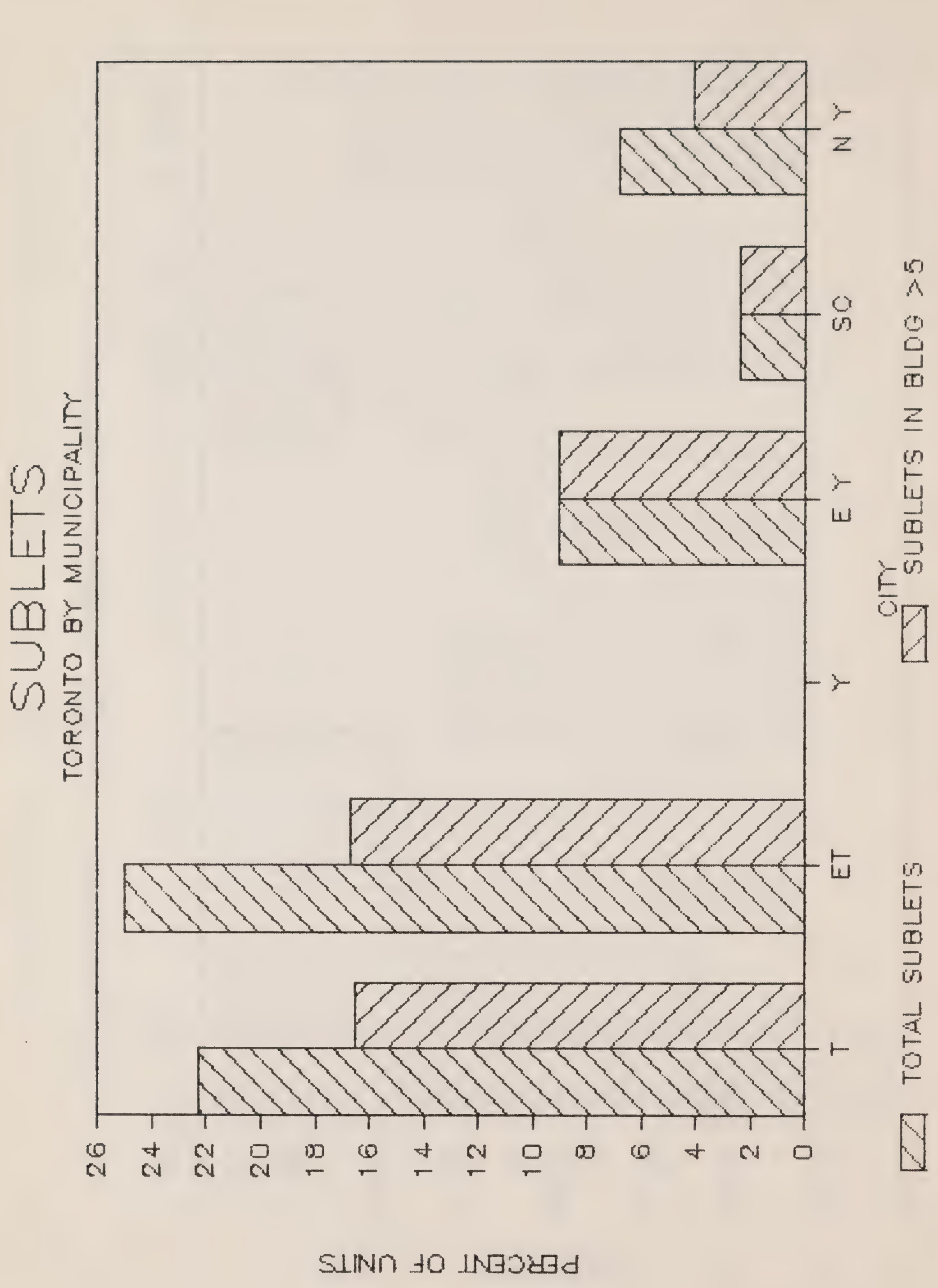


UNITS IN BUILDINGS >5 UNITS
BY CITY
PERCENT
0
10
20
30
40
50
60
70
80
TOR
OTT
LOND
KING
N BAY
CITY

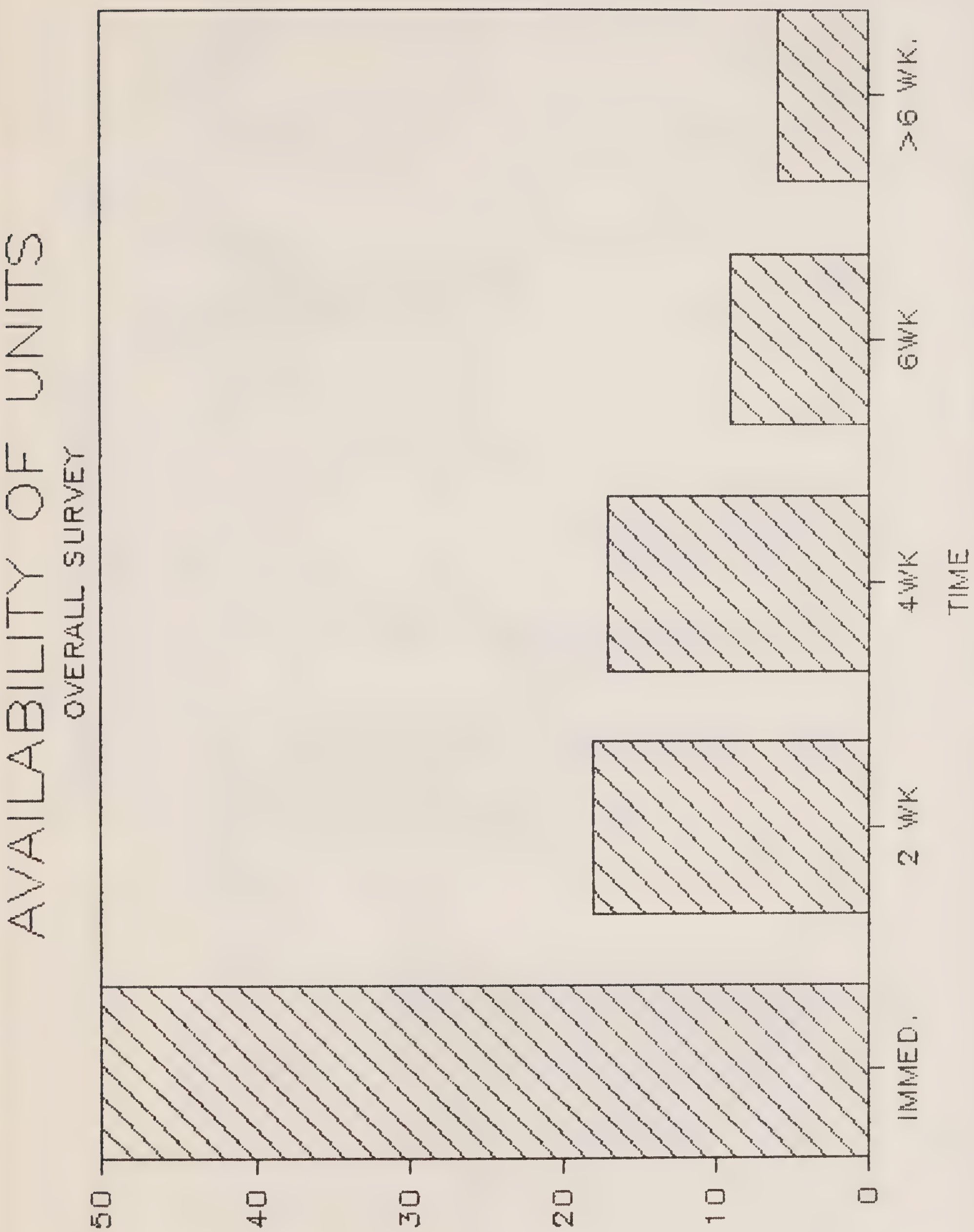

UNITS IN BUILDINGS >5 UNITS
TORONTO BY MUNICIPALITY
PERCENT OF UNITS
0
10
20
30
40
50
60
70
80
90
100
CITY
T
ET
Y
E Y
SC
N Y

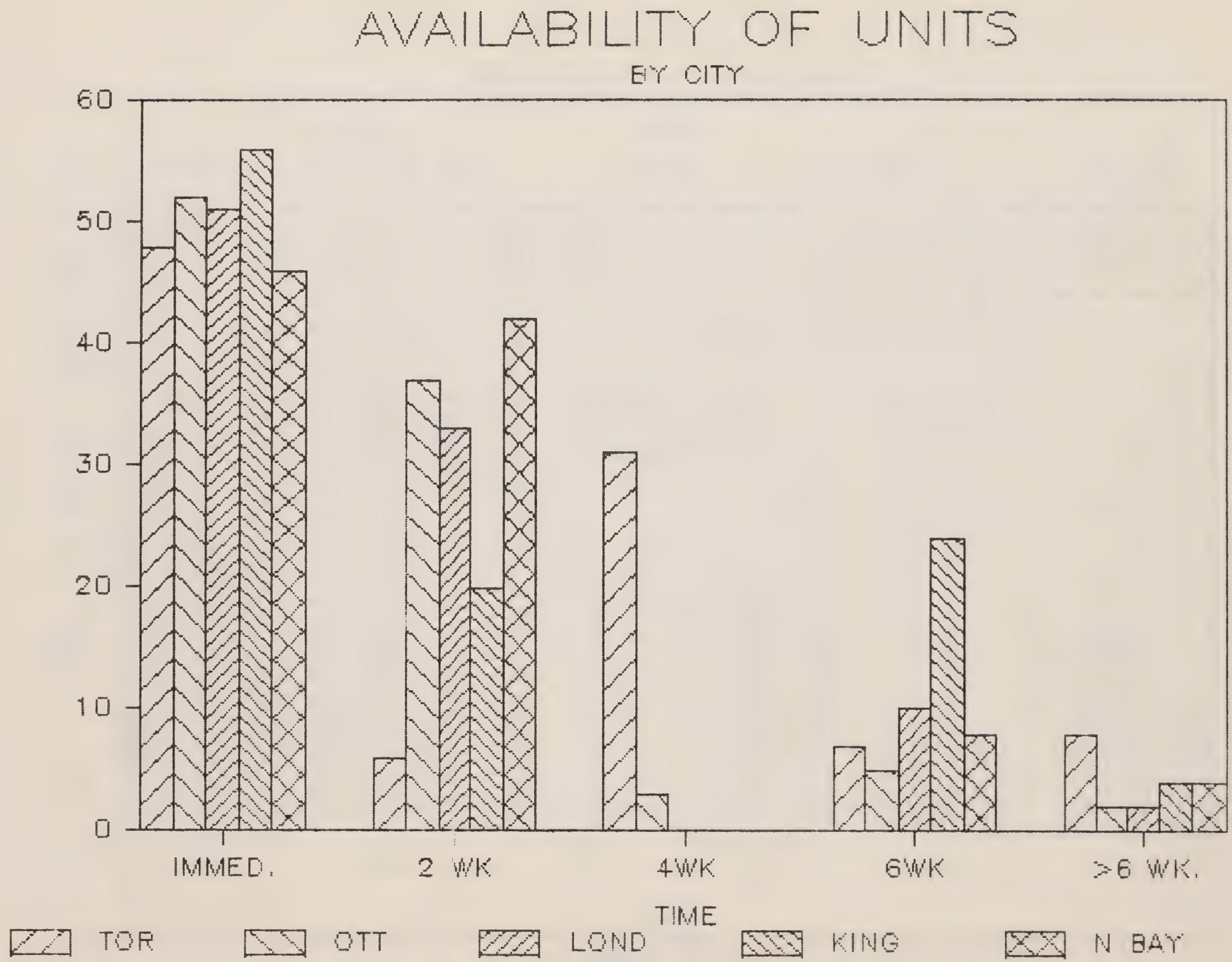


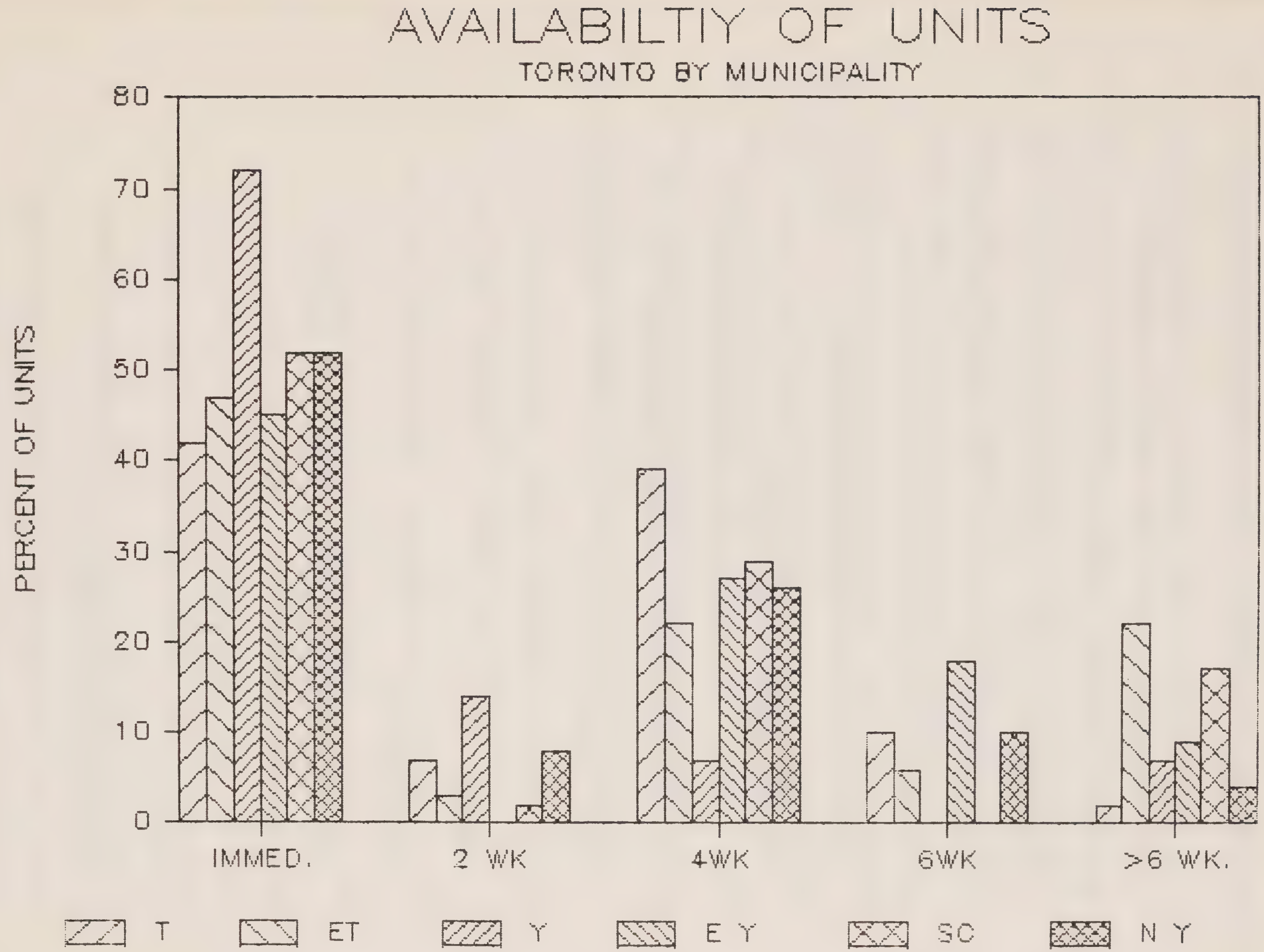
SUBLETS BY CITY
OF UNITS
40.00
35.00
30.00
25.00
20.00
15.00
10.00
5.00
0.00
TOR.
OTT.
LOND.
KING.
N. BAY
SUBLETS
SUBLETS IN BLDG.>5



SUBLETS
TORONTO BY MUNICIPALITY
PERCENT OF UNITS
26
24
22
20
18
16
14
12
10
8
6
4
2
0
T
ET
Y
E Y
SC
N Y
CITY
TOTAL SUBLETS
SUBLETS IN BLDG >5


AVAILABILITY OF UNITS
OVERALL SURVEY
PERCENT
0
10
20
30
40
50
IMMED.
2 WK
4WK
6WK
>6 WK.
TIME


AVAILABILITY OF UNITS
BY CITY
PERCENT
60
50
40
30
20
10
0
IMMED.
2 WK
4WK
6WK
>6 WK.
TIME
TOR
OTT
LOND
KING
N BAY


AVAILABILTIY OF UNITS
TORONTO BY MUNICIPALITY
PERCENT OF UNITS
80
70
60
50
40
30
20
10
0
IMMED.
2 WK
4WK
6WK
>6 WK.
T
ET
Y
E Y
SC
N Y

Research Studies

The following is a list of papers commissioned by the Inquiry.

No.

1 Slack, Enid and Sherry Glied. Rent Registry Alternatives.

2 Reid, Frank. Collective Bargaining for Tenants.

3 Jaffary, Karl D. Problems in the Regulation of Rents for Roomers and Boarders.

4 MacDonald, Daniel V. Constitutional Reference Re: The Residential Tenancies Act.

5 Fallis, George. Possible Rationales for Rent Regulation.

6 Hulchanski, J. David. Market Imperfections and the Role of Rent Regulations in the Residential Rental Market.

7 Sharp, Campbell, Pannell Kerr Forster Campbell Sharp. Survey of Financial Performance of Landlords.

8 Marks, Denton. Housing Affordability and Rent Regulation.

9 Steele, Marion and John Miron. Rent Regulation, Housing Affordability Problems, and Market Imperfections.

10 Clayton Research Associates Limited. Rent Regulation and Rental Market Problems.

11 Makuch, Stanley M. and Arnold Weinrib. Security of Tenure.

12 Hartle, D.G. The Political Economy of Residential Rent Control in Ontario.

13 Slack, Enid and David P. Amborski. The Distributive Impact of Rent Regulation.

14 Knetsch, Jack L., Daniel Kahneman and Patricia McNeill. Residential Tenancies: Losses, Fairness and Regulations.

15 Stanbury, W.T. Normative Bases of Rent Regulation.

16 Stanbury, W.T. Normative Bases of Government Action.

17 Stanbury, W.T. and P. Thain. The Origins of Rent Regulation in Ontario.

18 Stanbury, W.T. and I.B. Vertinsky. Rent Regulation: Design Characteristics and Effects.

19 Chant, John. Overview of Alternative Rental Housing Policies.

20 Foot, David K. Housing Demands: A Demographic Perspective.

21 Quirin, G. David. Regulatory Systems and their Applicability to Rent Controls.

22 Mascall, M. and Associates. Report of the Ontario Rental Housing Market.

23 Environics Research Group Limited. Financing Residential Rental Accommodation: A Survey.

24 Ekos Research Associates Inc. A Study of Landlords and Rent Regulation.

25 des Rosiers, Francois. A Rent Control System in Quebec.

26 Slack, Enid. The Costs of Rent Review in Ontario.

27 Muller, Andrew. Workable Rent Regulation: A Synthesis.

The following is a list of papers prepared by the research staff of the Inquiry.

28 Adams, Eric B., Pearl Ing and John Pringle. A Review of the Literature Relevant to Rent Regulation.

29 Adams, Eric B., Pearl Ing, Janet Ortved and Mary Jane Park. Government Intervention in Housing Markets: An Overview.

30 Pringle, John. Ontario's Residential Tenancies: A Statistical Profile.